



CALABRIA REGION

Department of Labour, Enterprises and Productive Areas

PROJECT TITLE

HUB SERVER (SILVANA MANSIO)

OWNER ENTITY DATA

OWNER ENTITY

PROVINCE OF COSENZA

LOGOS (OWNER ENTITY / PROJECT)



Website

<https://www.provincia.cs.it/portale/>

PROPERTY DATA

PROVINCE

COSENZA

MUNICIPALITY

CASALI DEL MANCO (CS)

ADDRESS

SS107 junction toward Silvana Mansio

SHORT DESCRIPTION

The project consists of building a facility for IT data storage and archiving support. It involves an advanced technology infrastructure for data storage and archiving, strategically located in an area with ideal climate conditions, free from natural hazards and equipped with connectivity infrastructure. In particular, the following works will be carried out:

- Construction of the building, turnkey, using prefabrication techniques
- New accessibility works, both internal and connecting to the SS107
- Sustainability, energy efficiency, home automation and innovative solutions
- Landscaped outdoor spaces including parking, green areas and relaxation areas with a natural water feature

DESCRIPTION OF THE PROPERTY OR PROJECT

In line with what has already been achieved in northern European countries and in some areas of northern Italy, this project proposes the creation of a server HUB intended for public bodies, institutions and private entities. The data centre, designed to ensure maximum efficiency, will be located in a strategic position, free from natural hazards and close to the main cable connectivity infrastructure. The data centre will be designed to guarantee the highest level of security, with high redundancy and connectivity. The infrastructure will be equipped with an uninterruptible power supply, a sustainable cooling system and active surveillance 24 hours a day, all year round, ensuring high performance, maximum security and operational continuity. The facility will be surrounded by a fence at least 3 metres high, integrated with an advanced video-surveillance system. The buildings will be a maximum of two storeys and will feature architecture that blends harmoniously into the surrounding context; they will be located on land owned by the Province, at the SS107 junction toward Silvana Mansio. Construction will use a prefabricated structure, optimised for efficiency and energy savings. The project envisages a total surface area of 10,000 sqm, divided into five main blocks of approximately 2,000 sqm each, which can be built in a modular fashion. The server HUB will be designed with advanced server cooling systems, optimising energy efficiency and improving the overall performance of the infrastructure. The data centre will be powered mainly by renewable energy sources to reduce environmental impact. It will also be equipped with an uninterruptible power supply (UPS) system, which will ensure operational continuity even in the event of power grid interruptions, thereby guaranteeing maximum reliability and operational safety. The choice of a prefabricated structure will help speed up construction times, reduce costs and promote the use of eco-friendly materials, in line with the project's sustainability principles.

ACCESSIBILITY	The site is located a few kilometres from the well-known towns of Lorica and Camigliatello Silano. Highly scenic and naturally valuable excursions can be taken towards the Sila National Park, Lake Cecita and Lake Arvo, and the Fallistro Nature Reserve, home to numerous centuries-old pine trees known as the "Giants of Sila".																
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STRENGTHS																	
Current total gross covered area (sqm)	40,000.00 sqm																
Current total site area (sqm)	40,000.00 sqm																
Type of property (specify sqm for each sector)	Sector (select applicable)		GFA per area (sqm)	Current / to be developed													
	☐ Hospitality																
	☐ Residential																
	☐ Retail																
	☐ Logistics																
	☒ Office		10,000.00														
	☐ Industrial																
	☐ RSA Healthcare																
	☐ Student House																
	☐ Senior House																
	☐ Social Housing																
	☒ Parking		10,000.00														
	☐ Land																
	☒ Other (outdoor areas, green space and lake)		20,000.00														

BUILDING DETAILS	
PRODUCTIVE SECTOR OF SPECIALISATION (INTENDED USE)	OFFICE
YEAR OF CONSTRUCTION	TO BE BUILT
MAINTENANCE STATUS	☐ Excellent ☐ Good ☐ To be renovated
PARKING AVAILABILITY	☒ Yes ☐ No If yes, specify whether public/private and number of spaces: PUBLIC, APPROX. 600 PARKING SPACES

INFRASTRUCTURE EQUIPMENT	
Available infrastructure (select all that apply)	☐ Water treatment plants ☐ Telecom operator equipment hubs

	☒ Network cabling (specify: 56 KB analogue, ADSL, fibre optic) ☒ Gas network ☐ District heating and remote-control network, access control ☒ Renewable energy generation systems ☐ Industrial water treatment (presence of a treatment plant) ☐ Special waste disposal facility (landfill) ☐ Other infrastructure (specify which)
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PROPERTY SURFACE DETAILS	
Total covered area (sqm)	10,000.00 sqm
Common area surface (sqm)	
Uncovered outdoor area surface (sqm)	30,000.00 sqm
Parking area surface (sqm)	10,000.00 sqm
Number of parking spaces / garages	Approx. 600 parking spaces
Number of floors	Each building will have a maximum of two storeys, with a floor area of 1,000 sqm each
Number of property units	5

OCCUPANCY STATUS	
Status (select one)	☒ Available/vacant ☐ Leased / income-producing ☐ Other
IF LEASED, PROVIDE LEASE DETAILS	
Contract expiry	
Average annual yield	

TYPE OF CONTRACT / DIVESTMENT	
Choose from the following options (multiple choice)	☐ Sale ☐ Lease ☒ Concession ☐ Transfer of surface rights (a form of concession) ☐ Project financing ☐ Other
If lease or concession, specify duration	

PROCEDURE REQUIRED	
Choose from the following options (multiple choice)	☒ Public tender ☒ Expression of interest (competitive negotiation) ☒ Private negotiation ☒ Auction ☐ Other (please specify)
TENDER PROCEDURE STATUS	
Status	☐ Tender in progress

	☒ Tender NOT in progress
If in progress, indicate closing date	
If not in progress, indicate expected date (if known)	

TYPE OF INTERVENTION

Choose from the following options (multiple choice)	☒ New construction ☐ Renovation ☐ Demolition & reconstruction ☐ Urban regeneration ☐ Other (please specify)
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DESIGN STAGE

Design stage details	MASTER PLAN: A SINGLE TERRITORY BETWEEN TWO SEAS OPEN EUROPEAN TELEMATIC-PROCEDURE COMPETITIVE TENDER FOR A TWO-STAGE DESIGN COMPETITION (FIRST-PLACED ENTRY), pursuant to Articles 60 and 154, paragraph 4, of Legislative Decree No. 50/2016, for the implementation of the strategy "Stable and inclusive growth in a connected territory", pursuant to Article 6-quater, paragraph 10, of Decree-Law No. 91 of 20 June 2017 (converted into Law No. 123 of 3 August 2017), as introduced by Article 12 of Decree-Law No. 121 of 10 September 2021 (converted into Law No. 156 of 9 November 2021), and of the Prime Ministerial Decree of 17 December 2021 on the allocation of the Territorial Design Fund. CONSTRAINTS • Coastal and water body buffer zones (Art. 142 of Legislative Decree 42/2004) • Mountains above 1,600 m or 1,200 m (Art. 142, para. 1, letter d, Legislative Decree 42/2004) • National parks (Legislative Decree 42/04, Art. 142) • Natura 2000 Network (SCI/SPA sites) – Habitats Directive 92/43/EEC • High/medium/low hydraulic hazard (ISPRA 2020)
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AUTHORISATION PROCESS

Status of authorisations/concessions received or to be granted, current and possible intended use, property or land category	Current authorisation status: NO AUTHORISATION ACT ISSUED. Possible changes: Parties involved or to be involved: Coastal and water body buffer zones (Art. 142 of Legislative Decree 42/2004) – Landscape authorisation. For water body buffer zones, the opinion of the District Basin Authority and/or the Civil Engineering Office may be required. For works along maritime or river state property, it is necessary to verify whether a concession or specific authorisation is required. Bodies to contact: District Basin Authority of Southern Apennines / Regional Civil Engineering Office / Municipality. Notes: The site presents no particular issues, except for the presence of small waterways, which are considered attention areas under the 2020 Hydrogeological Risk Management Plan (PGRA). Mountains above 1,600 m or 1,200 m (Art. 142, para. 1, letter d, Legislative Decree 42/2004) – Municipality (planning and local hydraulic-planning instruments check). Seismic zone 1/2 – Structural design by a qualified engineer, in accordance with the Technical Standards for Construction (NTC 2018). The project must be submitted to the Regional Civil Engineering Office for seismic filing and/or authorisation. Any additional requirements set out in the Municipal Building Regulations must be verified. Bodies to contact: Calabria Regional Civil Engineering Office / Municipality.
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	Environmental Impact Assessment (EIA): required if the intervention is significant or entails changes to the landscape or environment.
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PLANNING PROCESS AND INCENTIVES

Financial or territorial planning instruments (e.g. programme agreements, three-year public works programme, tourism districts, structural funds, grants / subsidised financing, etc.)	The project is currently included in a planning masterplan of the Province of Cosenza.
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REQUESTED PROPERTY VALUE

Requested value for sale, concession, auction, or value of the last tender if unsuccessful	The overall investment is estimated at EUR 52,751,876.80
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PROJECT CONTACT DETAILS*

Contact person	Name: Eng. Giovanni Amelio Phone: +39 335 698 3674 Email: giovanni.amelio@provincia.cs.it
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COMPANY PROFILE / WHY INVEST IN...

Why invest	The project to build a server HUB represents a significant step in modernising the region's digital infrastructure. With a design optimised for energy efficiency, a sustainable cooling system and maximum operational security, the infrastructure meets the needs of public bodies, institutions and private companies, providing a high-performance, low-environmental-impact service. The prefabricated, modular structure ensures rapid, flexible construction, adapting to future needs and representing a key investment for the digitalisation and economic development of the Calabria region.
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ATTACHMENTS

Documents and links	MASTER PLAN PROJECT DATA SHEET
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This document is for promotional purposes only. The information contained herein represents a preliminary project proposal, the detailed elements of which may be defined and made available at later stages of discussion and further analysis.