



CALABRIA REGION

Department of Labour, Enterprises and Productive Areas

PROJECT TITLE

San Francesco di Paola Marina

OWNER ENTITY DATA

OWNER ENTITY

Municipality of Paola

LOGOS (OWNER ENTITY / PROJECT)



Website

<https://www.unagrandeimpresa.com/>

PROPERTY DATA

PROVINCE

Cosenza

MUNICIPALITY

Paola

ADDRESS

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SHORT DESCRIPTION

The new marina project forms part of a wider strategy for the redevelopment of the entire coastal area, including the town's seafront promenade and the areas inland from it. From a tourism perspective, the marina fits into a regional system aimed at enhancing destinations rich in scenic and artistic beauty. Paola has the distinction of being the birthplace of Saint Francis, patron saint of seafarers, venerated around the world.

DESCRIPTION OF THE PROPERTY OR PROJECT

The project will be built in the southern part of the town's seafront: the area already features tourist accommodation, beach facilities and a cycle/pedestrian path; further inland there are important historical monuments as well as service and cultural activities that draw visitors from the whole surrounding area, including the regional Sanctuary of Saint Francis of Paola, a pilgrimage destination and sacred site given the presence of several miracles associated with the Saint's life.

Design of the intervention for the San Francesco di Paola marina will comply with current regional regulations and the requirements set out in the municipal structural plan (PSC).

Implementation of the project will create approximately 600 berths, with works totalling an overall volume of approximately 60,102 m³.

The works for the San Francesco di Paola marina can be summarised in the following main groups:

- Maritime works – port infrastructure;
- Onshore works – buildings;
- Urbanisation and street furniture – parking, roads, access points, upgraded connection to the town centre;
- Stream diversion.

ZONE 1 – MARINE WORKS: includes all the maritime infrastructure needed for the marina, including piers, quays and mooring structures. The aim is to guarantee safe, easy access to the sea, promoting nautical and recreational activities.

ZONE 2 – NEW SEAFRONT WITH COMMERCIAL ACTIVITIES: the new seafront promenade will be designed to become the beating heart of the area's social and commercial life.

ZONE 3 – TOURIST ACCOMMODATION AREA: this area will be dedicated to accommodation facilities, including hotels, bed & breakfasts and other hospitality solutions.

ZONE 4 – ONSHORE SPACES (SPORTS AREA, MULTI-STOREY COVERED PARKING): this zone will be dedicated to sports activities and parking. The multi-storey

	car parks will provide efficient mobility and access solutions, reducing congestion and improving traffic management.																																																
ACCESSIBILITY	At the supra-municipal level, the town of Paola is strategically located within the regional and national context, thanks to the following infrastructure connections: ○ the S.S. 18 Lower Tyrrhenian road, a major route running the length of the region's Tyrrhenian coast; ○ the S.S. 107 Silana-Crotonese road, which connects Paola to the provincial capital (Cosenza) and, at the same time, to the Cosenza North interchange on the A2 Mediterranean motorway; ○ the railway station, a major Tyrrhenian hub served by the most important rail services; ○ the “San Francesco di Paola” International Airport at Lamezia Terme, easily reached via the infrastructure listed above. Our region boasts around 800 km of coastline: the development of nautical tourism is fully recognised by the European Commission as one of the strategic pillars for promoting tourism development along the coast. <table><tr><th>Facility</th><th>Distance (km)</th></tr><tr><td>Airport</td><td>59 km</td></tr><tr><td>Railway station</td><td>200 m</td></tr><tr><td>Motorway</td><td>36 km</td></tr><tr><td>Public transport (bus/tram)</td><td>1 km</td></tr><tr><td>Freight terminal (interport)</td><td>--</td></tr><tr><td>Port</td><td>--</td></tr></table>	Facility	Distance (km)	Airport	59 km	Railway station	200 m	Motorway	36 km	Public transport (bus/tram)	1 km	Freight terminal (interport)	--	Port	--																																		
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STRENGTHS	A port facility capable of berthing boats, increased tourism, new accommodation facilities and the creation of new services.																																																
Current total gross covered area (sqm)	10,159.50 sqm																																																
Current total site area (sqm)	65,200 sqm																																																
Type of property (specify sqm for each sector)	<table><tr><th>Sector (select applicable)</th><th>GFA per area (sqm)</th><th>Current / to be developed</th></tr><tr><td>☒ Hospitality</td><td>5,788 sqm</td><td>To be developed</td></tr><tr><td>☐ Residential</td><td></td><td></td></tr><tr><td>☒ Retail</td><td>2,805 sqm</td><td>To be developed</td></tr><tr><td>☒ Logistics</td><td>60,102 m³</td><td>To be developed</td></tr><tr><td>☐ Office</td><td></td><td></td></tr><tr><td>☐ Industrial</td><td></td><td></td></tr><tr><td>☐ RSA Healthcare</td><td></td><td></td></tr><tr><td>☐ Student House</td><td></td><td></td></tr><tr><td>☐ Senior House</td><td></td><td></td></tr><tr><td>☒ Social Housing</td><td>430 sqm</td><td>To be developed</td></tr><tr><td>☒ Parking</td><td>15,918 sqm</td><td>To be developed</td></tr><tr><td>☐ Land</td><td></td><td></td></tr><tr><td>☒ Offices</td><td>965 sqm</td><td>To be developed</td></tr><tr><td>☒ Sports Facilities</td><td>1,650 sqm</td><td>To be developed</td></tr><tr><td>☒ Shipyard</td><td>2,400 sqm</td><td>To be developed</td></tr></table>	Sector (select applicable)	GFA per area (sqm)	Current / to be developed	☒ Hospitality	5,788 sqm	To be developed	☐ Residential			☒ Retail	2,805 sqm	To be developed	☒ Logistics	60,102 m³	To be developed	☐ Office			☐ Industrial			☐ RSA Healthcare			☐ Student House			☐ Senior House			☒ Social Housing	430 sqm	To be developed	☒ Parking	15,918 sqm	To be developed	☐ Land			☒ Offices	965 sqm	To be developed	☒ Sports Facilities	1,650 sqm	To be developed	☒ Shipyard	2,400 sqm	To be developed
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BUILDING DETAILS	
PRODUCTIVE SECTOR OF SPECIALISATION (INTENDED USE)	Port / Tourism

YEAR OF CONSTRUCTION / WORK TO BE CARRIED OUT	To be built
MAINTENANCE STATUS	☐ Excellent ☐ Good ☐ To be renovated ☐ To be redeveloped
PARKING AVAILABILITY	Yes ☐ No If yes, specify whether public/private and number of 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) - Road network upgrade

PROPERTY SURFACE DETAILS	
Total covered area (sqm)	1) Hotel (920 sqm); 2) Sports centre (185 sqm); 3) Control tower (193 sqm); 4) Yachting club (263 sqm); 5) Shipyard (2,398 sqm); 6) Multi-storey car park (6,200 sqm); 7) Sub-deck commercial area (11,322 sqm)
Common area surface (sqm)	Seafront promenade (13,694 sqm) Marine works (42,779 sqm)
Uncovered outdoor area surface (sqm)	Hotel (2,327 sqm); Sports centre (8,126 sqm); Multi-storey car park (3,465 sqm); Parking (6,255 sqm)
Parking area surface (sqm)	11,330.00 sqm
Number of parking spaces / garages	358 (multi-storey) + 298 (open-air) + 93 (sub-deck)
Number of floors (indicate area per floor)	Hotel – 5 floors above ground; Sports centre – 1 floor above ground; Control tower – 5 floors above ground; Yachting club – 2 floors above ground; Shipyard – 1 floor above ground; Multi-storey car park – Structure A 3 floors – Structure B 4 floors.
Number of property units	--

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)
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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)	--
Link (if available)	--

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

Current design stage	Feasibility study
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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: -- Possible changes: -- Parties involved or to be involved: --
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PLANNING PROCESS AND INCENTIVES

Financial or territorial planning instruments	--
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REQUESTED PROPERTY VALUE

Requested value for sale, concession, auction, or value of the last tender if unsuccessful	--
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PROJECT CONTACT DETAILS*

Contact person	Name: Eng. Fabio Pavone Phone: +39 0982 580 0259 Email: fpavone@comune.paola.cs.it
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COMPANY PROFILE / WHY INVEST IN...

Why invest	Our region boasts around 800 km of coastline; the development of nautical tourism, fully recognised by the European Commission as one of the strategic pillars for promoting coastal tourism development, will drive the revitalisation of coastal economies. The marina project fits perfectly into this shared vision, becoming both a welcoming destination and a place to be enjoyed by tourists arriving by sea along our coast. In summary, the project will be the starting point for: ○ promoting tourism in the coastal environment and integrating it with what already exists across the region; ○ restoring and enhancing the image of the coastal landscape; ○ increasing and diversifying attractions for nautical tourism; ○ reorganising and improving the quality of the tourism offer. Investing in Calabria means backing a region looking towards a sustainable, innovative future open to the world — a region where sea and mountains are closely connected, rich in an invaluable cultural heritage rooted in Magna Graecia, with territories that are also highly varied in terms of their food and wine offering. Thanks to the marina, the presence of young people will be the driving force behind new businesses and a consequent boost to the local and regional economy.
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ATTACHMENTS

Available documents (select all that apply)	☒ Floor/site plans ☒ Photos
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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.