

Liguria Region

Ventimiglia (IM) – Parco Roja



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Photos book as is state

Development



VENTIMIGLIA - PARCO ROJA_ Territorial framework



LOCALIZATION

VENTIMIGLIA (IM) – Parco Roja, Via Carabiniere A. Fois

CURRENT STATUS

Area occupied by a railway yard and unused buildings.

DISTANCES

• Highways	Autostrada dei Fiori	0,5 km
	SS1 Aurelia	1 km
• Ports	Nizza (FR)	40 km
• Station	Ventimiglia	3 km
• Airports	Albenga Villanova	80 km
	Nizza (FR)	40 km

The city of Ventimiglia, also known as 'the western gateway to Italy', maintains strong economic and social ties with the nearby Côte d'Azur, particularly Monte Carlo, which is just a few kilometers away. Tourism and commerce make it the busiest city in the province in terms of railway, road, and highway traffic. The area available for transformation, owned by the FS Group and third parties, extends for about 28 hectares, bordering the Roja River to the east, with an elongated and flat configuration. Currently, there are the tracks of the disused railway yard and some unused buildings. The project involves the creation of a commercial area and a production area.



VENTIMIGLIA - PARCO ROJA_ Constraints, urban planning data and commitments

Constraints

ENVIRONMENTAL INVESTIGATIONS

Ongoing

CULTURAL INTEREST VERIFICATION DLgs. 42/2004

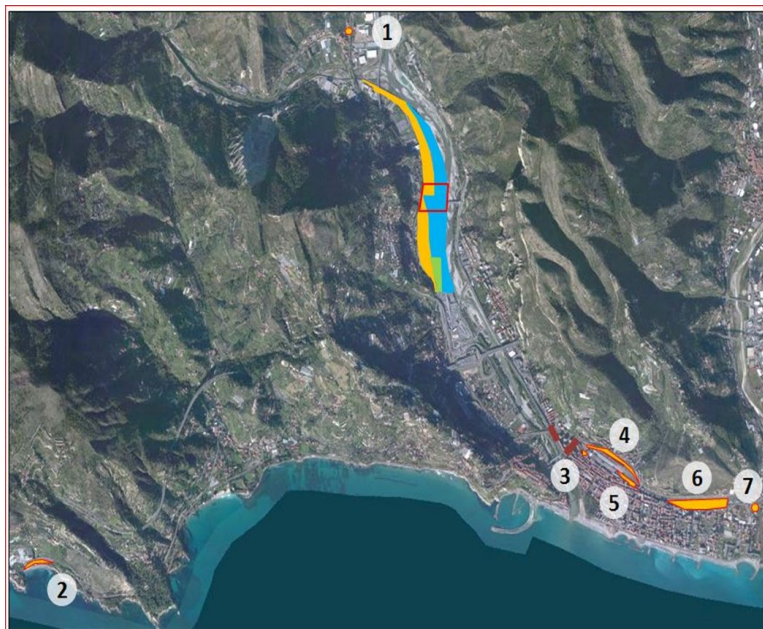
Not necessary on the FS Group areas

D.P.R. 753/1980

Not applicable

INTERFERENCES

To be verified



Areas involved on the agreement*

Areas of Gruppo FS
114.564 mq circa

Third-party area
158.388 mq circa

Third-party area
10.525 mq circa

Areas under enhancement, approximately 283,477 sqm

FS Group - Areas 1 - 7 transferred or committed for standards, approximately 63,202 sqm

*Approximate areas

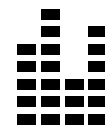
Urban Planning Data



Land area
283.000 mq circa



Gross floor
Defined by the PUC for industrial/craft and commercial uses



Functional mix of land uses
Commercial activities, manufacturing-craft activities, service areas

PLANNING RULES

Planning tools

Implementing tool of the PUC (Municipal Urban Planning Plan)

Services

Fulfilled as per the SOU scheme, Urban Planning Organization Scheme (areas S25b/c)

Commitments

AGREEMENTS

Program Agreement of 19/05/2014 between the Municipality of Ventimiglia, Regione Liguria, Province of Imperia, Agency of the State Property, FS Italiane, RFI, and FS Sistemi Urbani. Memorandum of Understanding of 15/12/2020 and Preliminary Sale Agreement of 02/05/2022 for the early transfer of standard areas to the Municipality. Memorandum of Understanding of 13/01/2023 for the loan for use of a building. Construction of two underpasses (already completed).

DEVELOPERS COMMITMENTS

Commitment to carry out hydraulic safety works on the site before any other construction work (Art. 4 of the Program Agreement)

Commitments for the transfer of areas for 'public services' in the PUC sheets

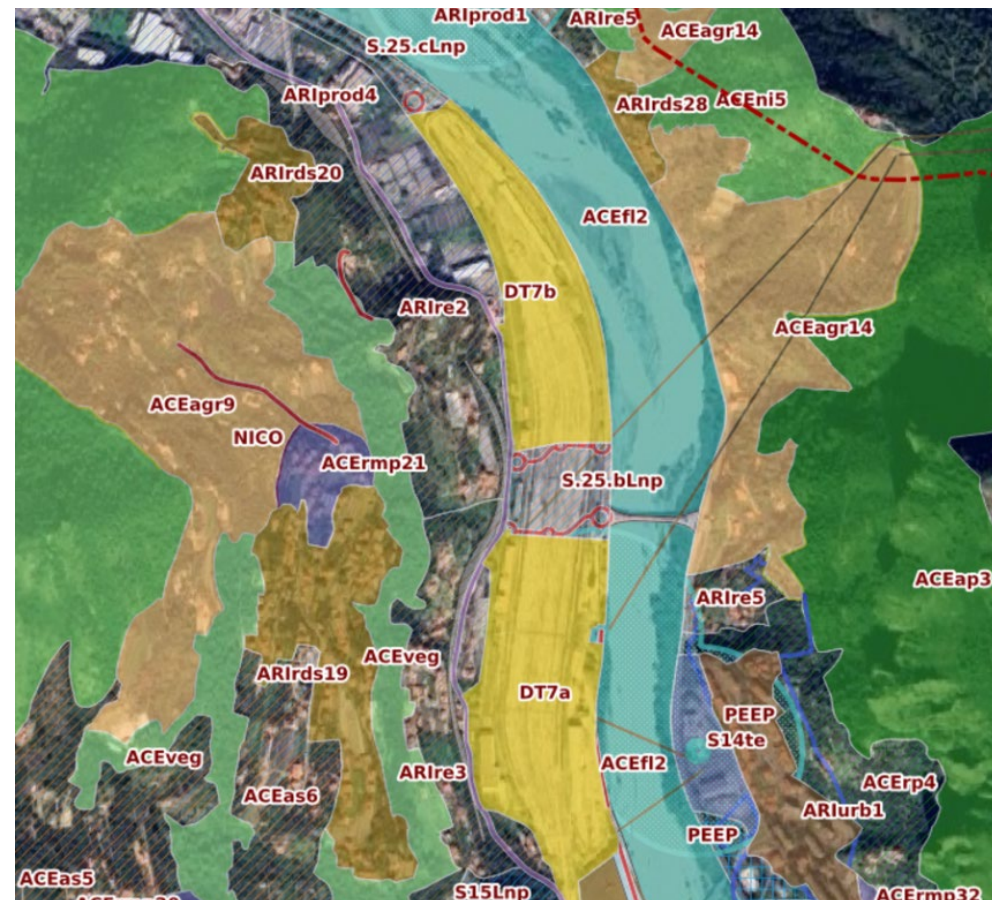
VENTIMIGLIA - PARCO ROJA _Urban planning data

P.U.C. - Municipal Urban Planning (Technical Implementation Regulations)

- Urban-functional redevelopment of the Roja railway park complex in Ventimiglia
- Identification of two Transformation Districts (DT7A 145,000 sqm and DT7B 108,000 sqm) and service areas

Intended Use*	Areas [sqm]
Business activities (DT7A)	145.000 circa
Productive and Craft Activities (DT7B)	108.000 circa
Service Areas (S25b/c)	55.420 circa

* Source of information: <https://www.comune.ventimiglia.im.it/it-it/download/norme-tecniche-di-attuazione-vers-1-2023-pdf-713-2109415030-102-1508-8b7ebd18425280591475b92f3e27454a>



Source of information: NeMeA - Geoportal Plus - Ventimiglia

VENTIMIGLIA - PARCO ROJA_Photos book as is state



Asset Strenghts

- ✓ Large territorial area
- ✓ Predominantly flat area
- ✓ Proximity to major road and highway connections
- ✓ Proximity to the Italian-French border
- ✓ Possibility of developing the areas according to the commercial, industrial, and complementary urban planning destinations outlined in the PUC.



VENTIMIGLIA - PARCO ROJA_ Development

TIMELINE

1

2014: Program Agreement between the Municipality of Ventimiglia, the Liguria Region, the Province of Imperia, the Agency of State Property, FSI, FSSU, and RFI for the conversion to commercial, productive, and urban uses of part of the railway facilities in the Municipality of Ventimiglia, areas of the Roia Park, the railway stations of Ventimiglia and Bevera, and the Campasso di Nervia.

2

2025: completion of studies, due diligence, investigations, estimate

