

Napoli Campi Flegrei

Gruppo FS Italiane areas

March 2025



Index

Territorial framework

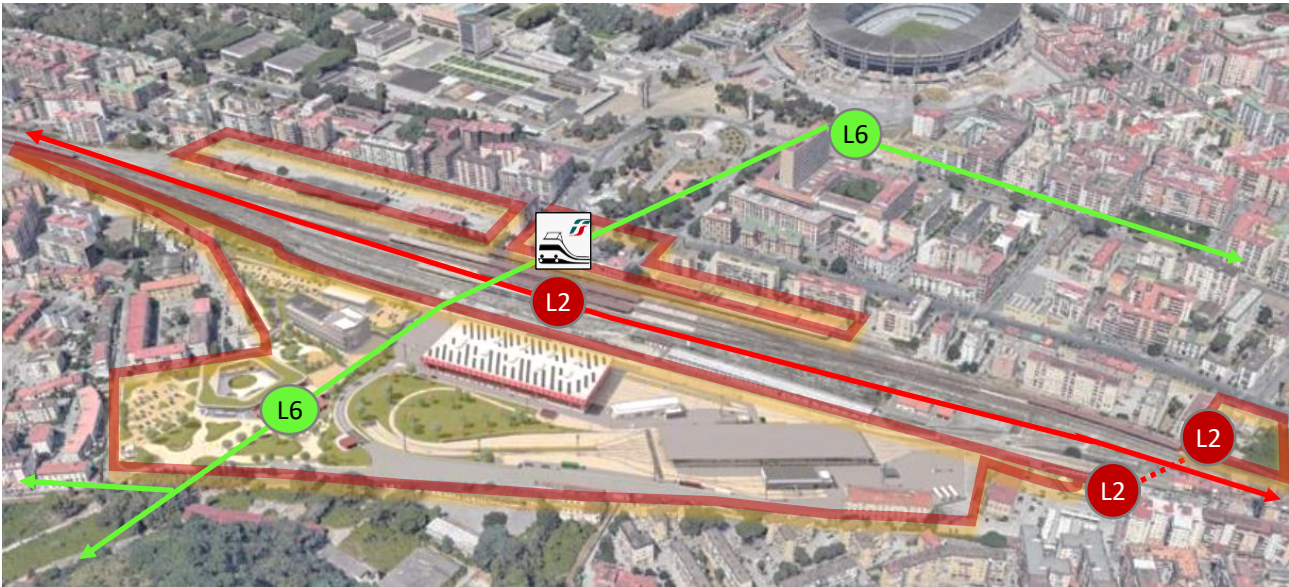
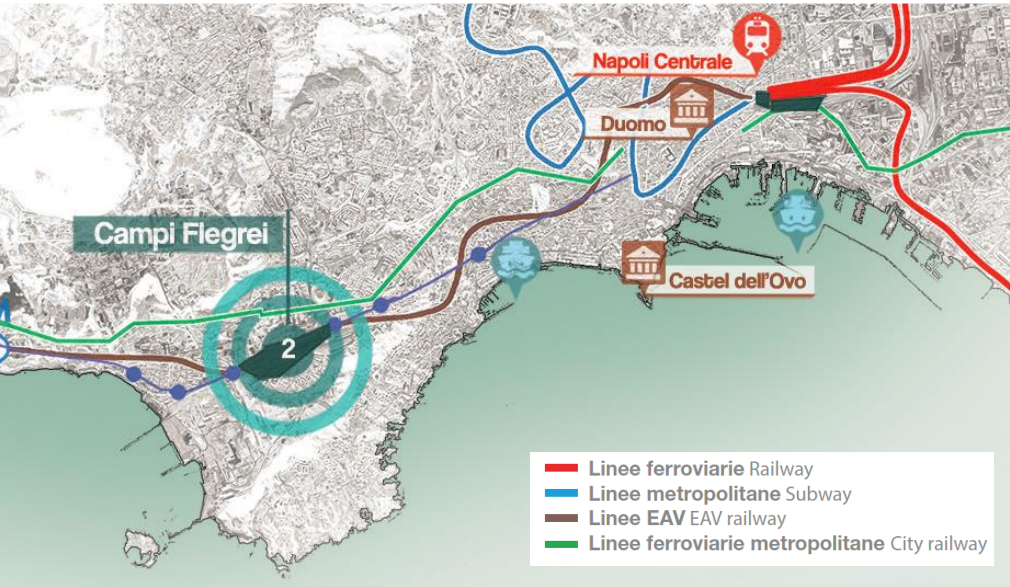
Constraints/urban planning data/commitments

Photo book actual state

Vision



Napoli campi Flegrei – Territorial framework



LOCALIZATION

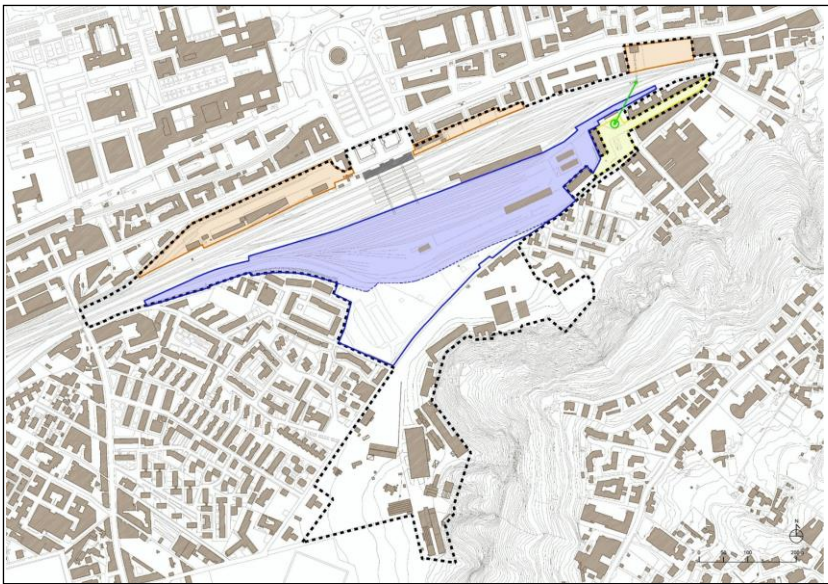
Piazzale Tecchio / Via Diocleziano

CURRENT STATE

Partially occupied

DISTANCES

• Highways	A1 (Milano-Napoli)	12 km
	A30 (Salerno-Caserta)	33 km
	A16 (Napoli-Canosa)	20 km
• Airports	Napoli-Capodichino	11 km
• FS Stations	Napoli Centrale	8 km
	Napoli Afragola	20 km



Deposito/Stazione L6

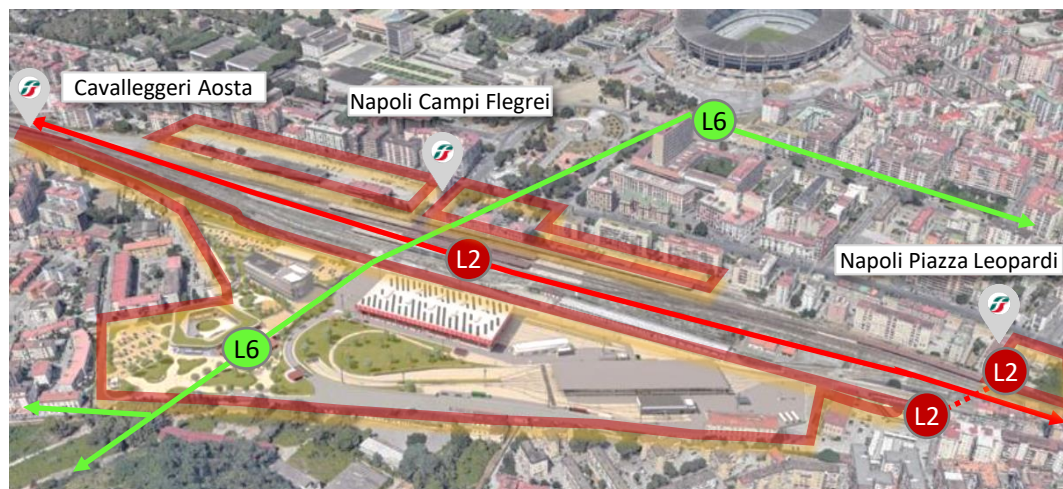
Deposito/Stazione L6
su aree Gruppo FS

Rigenerazione urbana
Ambito via Diocleziano,
Giulio Cesare, DLF

Via Tiberio

Hp prolungamento
passerella pedonale di
accesso alla stazione
Leopardi

Napoli campi Flegrei – Metro L2/L6 intermodal node realization and development of a new urban area



Campegna sub-area: infrastructure and intermodal upgrading

- New L6 station and warehouse (municipal metro line, ANM management)
- Second front of the FS Leopardi Station on Via Tiberio
- Interchange metro stops L2 - L6
- Intermodality and accessibility enhancement



Diocleziano sub-area: urban transformation

- New functions (student halls serving the university campus, residential, office, commercial)
- Reconnection and interconnection of the fronts of piazzale Tecchio and via Campegna
- Enhancement of FS Park parking

Sub – Campegna sub area

ST: approx. 90.000 sqm

Sub – Diocleziano sub area

ST: approx. 37.000 sqm

Functional mix: Residential, hospitality, office, commercial

Napoli Campi Flegrei – Constraints/urban planning data/commitments

Restrictions

CULTURAL INTEREST VERIFICATION DLgs. 42/2004
Done
Restricted Buildings: Former Freight Warehouse and Former Travelers Building in Piazza Leopardi
CLEARANCE FOS SALE DLgs. 42/2004
Existent for buildings subject to cultural interest
OTHER RESTRICTIONS
ND
INTERFERENCES
tbd

FS Park

FS Park parking of via Diocleziano active
Planned FS Park parking in the scope of project development



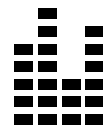
Urban Planning Data



Surface area
241.500 mq ca



Building rights
0,68 mc/mq



Functional mix
20-30% Residential
70-80% Production of goods and services

Commitments

SIGNED ACTS

- Signed on 12/28/2021 Memorandum of Understanding FSSU-Municipality of Naples “for the construction of the Campegna Station and depot to serve Line 6 of the Naples Metro and the urban regeneration of the disused railway areas of the Campi Flegrei Station.”
- Concluded the three CdS environmental iter ex DLgs 152/06: approval of Characterization Plan, Risk Analysis and Remediation Project;
- Signed on 24/01/2025 Program Agreement between Region, Municipality, State Property, Uni Parthenope, RFI and FSSU and ratification of the same.

Napoli Campi Flegrei – Photo book actual state



Asset strengths

- ✓ Semi-central area
- ✓ Commercial appeal
- ✓ Area subject to residential/commercial developments



Napoli Campi Flegrei – Vision



Napoli Campi Flegrei – Vision

