

Napoli Porta Est

Gruppo FS Italiane areas

March 2025



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Territorial framework

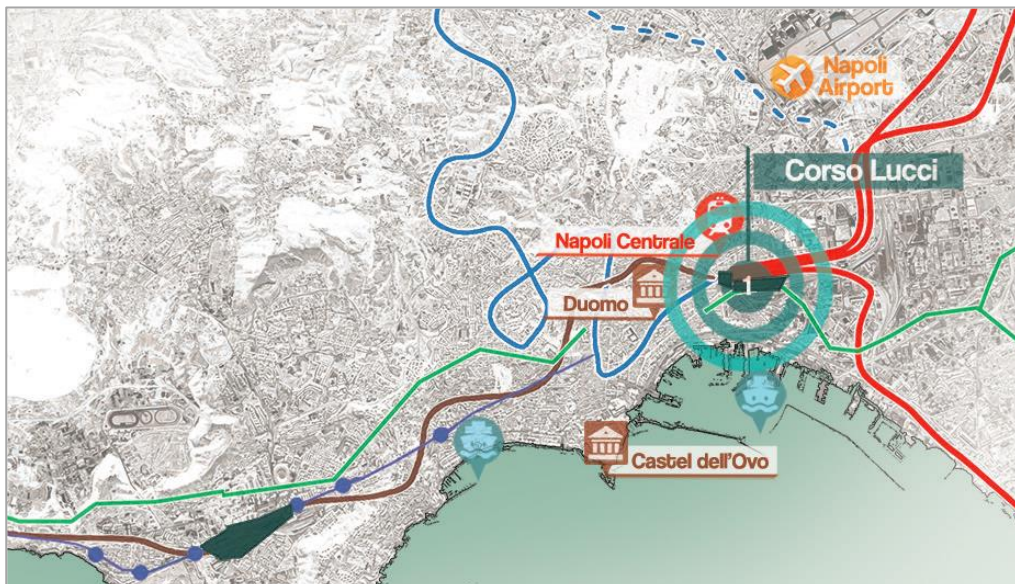
Constraints/urban planning data/commitments

Photo book actual state

Vision



NAPOLI PORTA EST – Territorial framework



LOCALIZATION

Corso Arnaldo Lucci

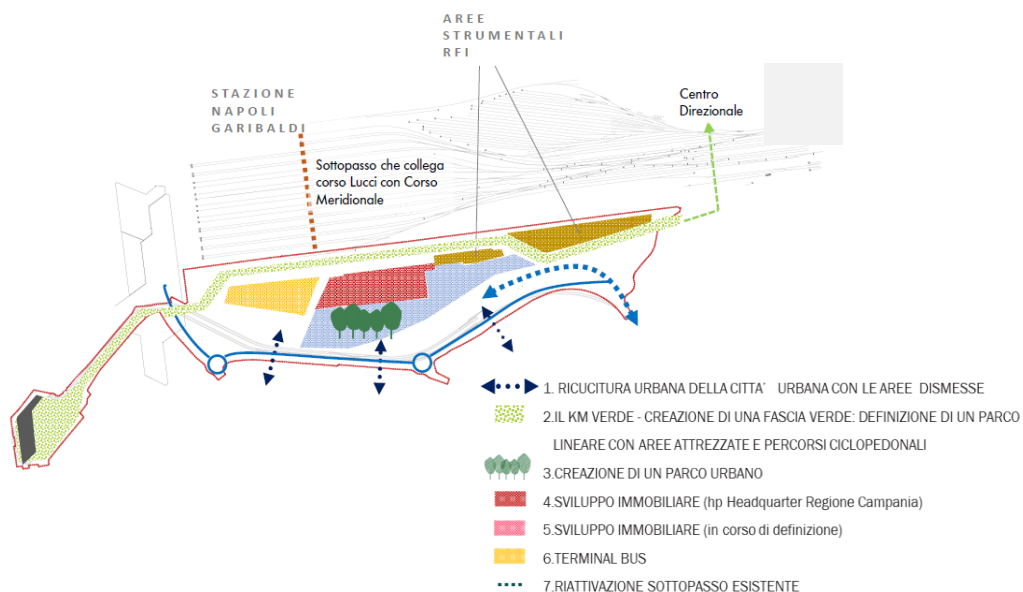
CURRENT STATE

Partially occupied

DISTANCES

• Highways	A3 (Napoli-Salerno)	0,5 km
	A1 (Milano-Napoli)	8 km
	A16 (Napoli-Canosa)	28 km
• Airports	Napoli-Capodichino	4,5 km
	Napoli Campi Flegrei	12 km
• FS Stations	Napoli Afragola	18 km

NAPOLI PORTA EST – Urban regeneration of Naples Centrale



Realization of a complex HS/HST **intermodal hub** and simultaneous **urban regeneration** of the former freight yard with development of new public and private functions.

Interventions for enhancing intermodality

- Construction of new EAV station in the immediate vicinity of the FS Napoli Centrale station
- Conversion of Porta Nolana into an EAV maintenance facility
- Covering current EAV track bundle with new boulevard to FS station
- New bus terminal and underground parking
- Construction of new direct bus terminal and underground parking connection with A3 highway
- New pedestrian connection Corso Lucci with Corso Meridionale

The urban transformation and urban reconnection interventions

- Nolana/Garibaldi area redevelopment with the inclusion of new functions and services
- Urban reconnection with the Directional Center and East Naples, new “green km” bicycle and pedestrian paths
- New public and private uses (receptive, commercial, office and residential)

NAPOLI PORTA EST – Constraints/urban planning data/commitments

Restrictions

CULTURAL INTEREST VERIFICATION DLgs. 42/2004

Buildings > 70 years old on the asset were not considered to be of cultural interest

CLEARANCE FOS SALE DLgs. 42/2004

ND

OTHER RESTRICTIONS

ND

INTERFERENCES

tbd

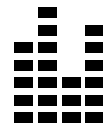
Urban Planning Data



Surface area
183.590 mq ca



Building rights
81.100 mq



15% Social housing, residential construction and service activities
85% Production of goods and services

FS Park

FS Park parking of Corso Lucci active

Planned FS Park parking in the scope of project development

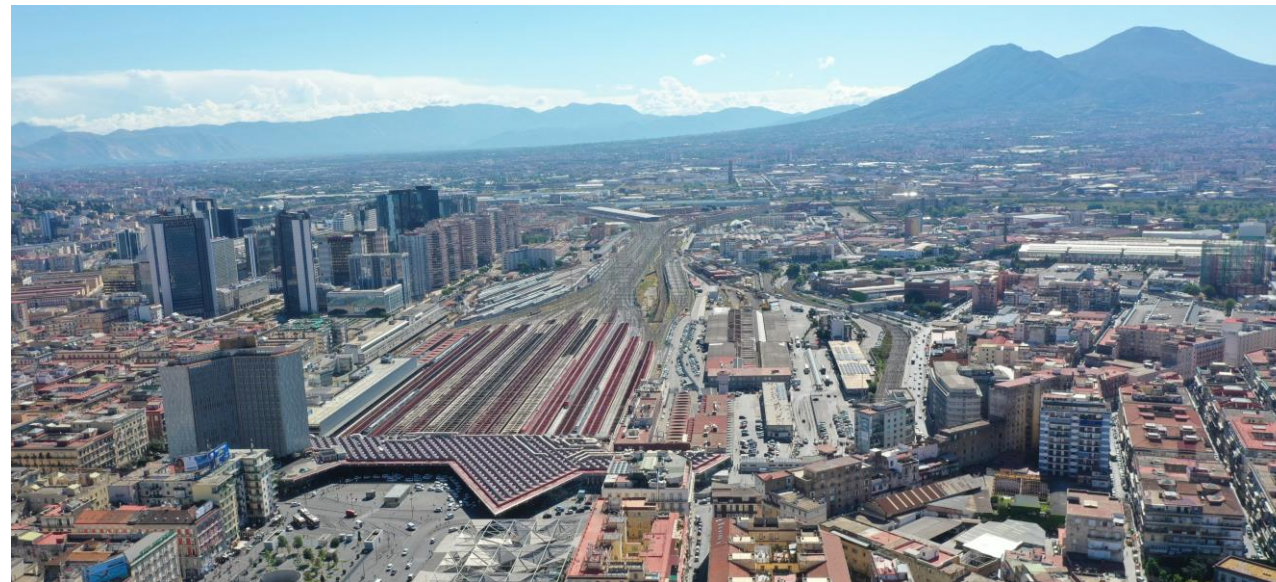


Commitments

SIGNED ACTS

- 29/07/2021 - Memorandum of Understanding (MoU) - Campania Region-FSSU
- 11/09/2023 - Program Agreement (AdP) - Campania Region, City of Naples, EAV, FS Group for “the realization of the Complex Intermodal Node of Naples Garibaldi-Porta Est and the Urban Regeneration of the railway areas”
- 21/02/2025 - Outcome of call for competition for Naples East Gate Masterplan announced by Campania Region, in concert with FSSU (winning project Zaha Hadid Architects)

NAPOLI PORTA EST – Photo book actual state



Asset strengths

- ✓ Central area
- ✓ Commercial Appeal
- ✓ Area subject to residential, tertiary and commercial developments



NAPOLI PORTA EST– Vision



NAPOLI PORTA EST– Vision



NAPOLI PORTA EST – Vision



NAPOLI PORTA EST– Vision

