

Paola

Gruppo FS Italiane areas



March 2025

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Territorial framework

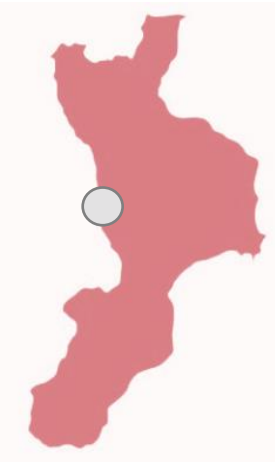
Constraints/urban planning data/commitments

Photo book actual state

Development



PAOLA – Territorial framework



LOCALIZATION

Via Arenile

CURRENT STATE

Partially occupied

DISTANCES

• Highways	A3/E45 (Salerno-Reggio Calabria)	29 km
• Airports	Aeroporto di Lamezia Terme	65 km
• FS Stations	Paola	0,5 km



PAOLA – Constraints/urban planning data/commitments



Restrictions

ENVIRONMENTAL INVESTIGATIONS
tbd
CULTURAL INTEREST VERIFICATION DLgs. 42/2004
Negative
D.P.R. 753/1980
Partially involved
INTERFERENCES
tbd

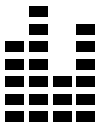
Urban Planning Data



Surface area
32.000 mq



Building rights
20.000 mq



Destinations of use
mobility equipment, vehicle and boat storage activities; fuel stations; hospitality activities; neighborhood commercial establishments; public establishments; equipment of common interest; sports equipment

URBAN PLANNING

Current use	Area for railway use
Future urban planning destination	Art. 187 - Area to port services
Enabling tools	Unified intervention of the PINT type, negotiated planning, extended to the entire perimeter



Asset FSSU



Ambit to existing tourism tertiary services



Limit scope to port services

Commitments

SIGNED ACTS

- 02/10/2023 - Memorandum of Understanding between the Municipality of Paola-FSSU for interventions to enhance intermodality and urban regeneration of the areas owned by the Italian State Railways Group present in the municipality
- 04/04/2024 - published the Exploratory Notice of project financing (first phase) that materially initiated the procedures for the construction of the “San Francesco di Paola Tourist Port”

PAOLA – Photo book actual state

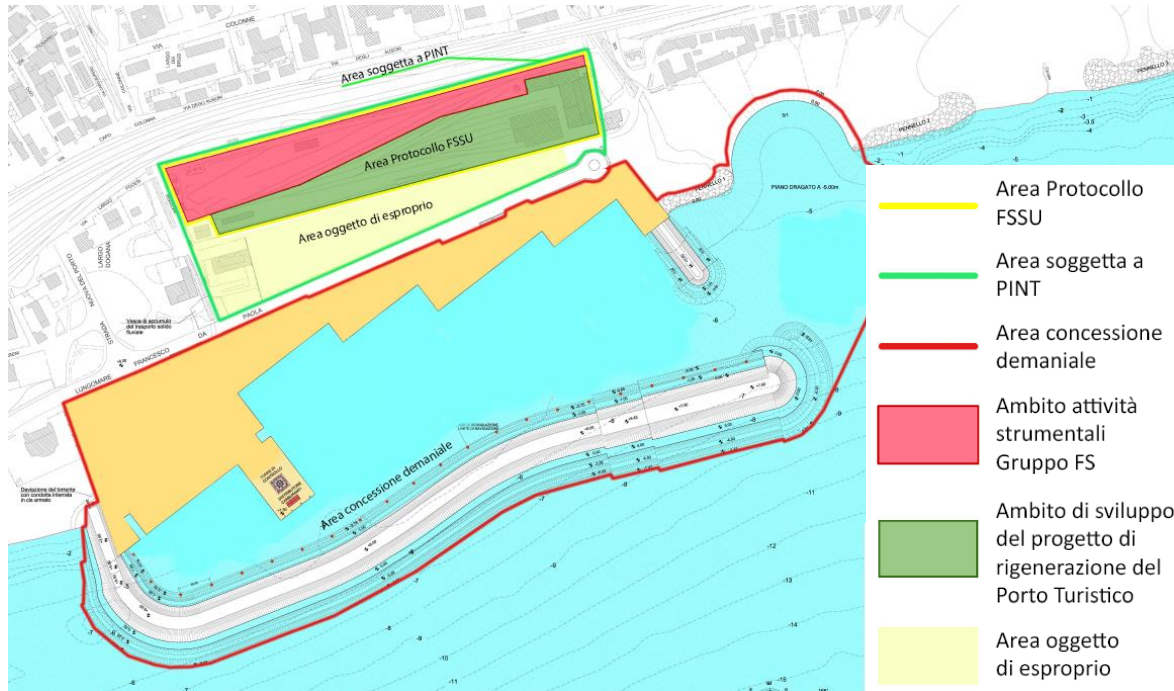


Asset strengths

- ✓ Area already enhanced by PSC of 2021
- ✓ Proximity to intermodal interchange
- ✓ Strategic location



PAOLA – Development



The intervention of the San Francesco di Paola Tourist Port, under project financing that may require the implementation of the Integrated Intervention Program (PINT), is divided into:

- “Marina Project,” the cost of which has been estimated at a total cost of € 54.391.031,94, of which € 20.067.771,71 is from FSC 2021 - 2027 resources.
- “Railway Areas Regeneration Project”, which provides for the purchase and sale of the FSSU Areas by public deed will take place no later than 30 (thirty) days after the award in favor of the economic operator that will be selected at the closing of the project financing procedure.

Total area of intervention 230.000 mq approx., of which 32.000 mq approx Gruppo FS

