

Salerno Ex Ferrotel ed Ex OML

Aree Gruppo FS Italiane



March 2025

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Territorial framework

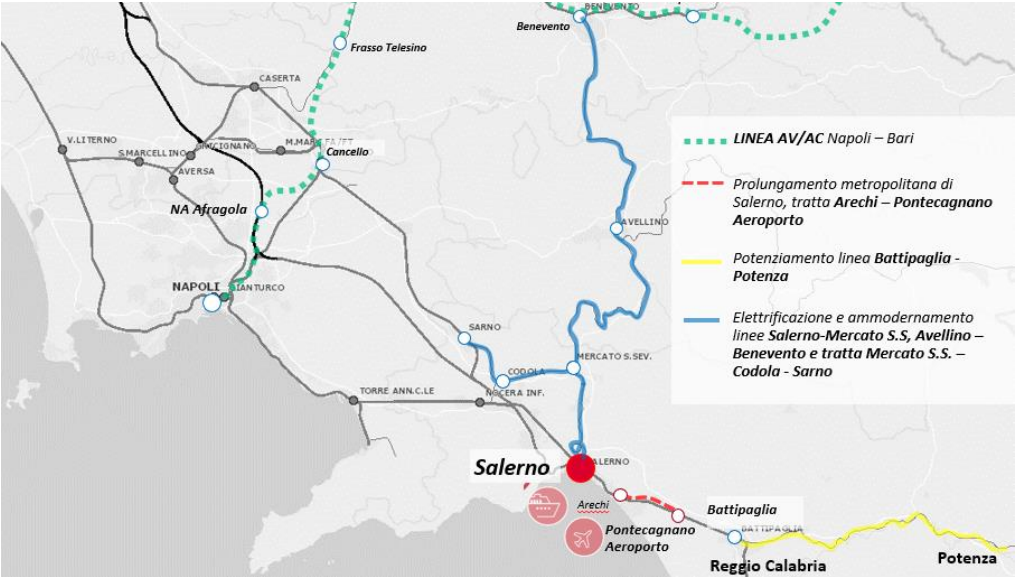
Constraints/urban planning data/commitments

Photo book actual state

Vision



SALERNO – Territorial framework



LOCALIZATION

Station Area included between S. Martiri Salernitani street, Dalmatia street, Judicial Citadel and Salerno FS train station

CURRENT STATE

Station areas

DISTANCES

• Highways	A3/E45 (Salerno-Reggio Calabria)	6 km
• Airports	Aeroporto di Salerno - Costa d'Amalfi	22 km
• FS Stations	Salerno	0 km

Project development proposal



SALERNO – Constraints/urban planning data/commitments



Restrictions

ENVIRONMENTAL INVESTIGATIONS

tbd

CULTURAL INTEREST VERIFICATION DLgs. 42/2004

In corso

D.P.R. 753/1980

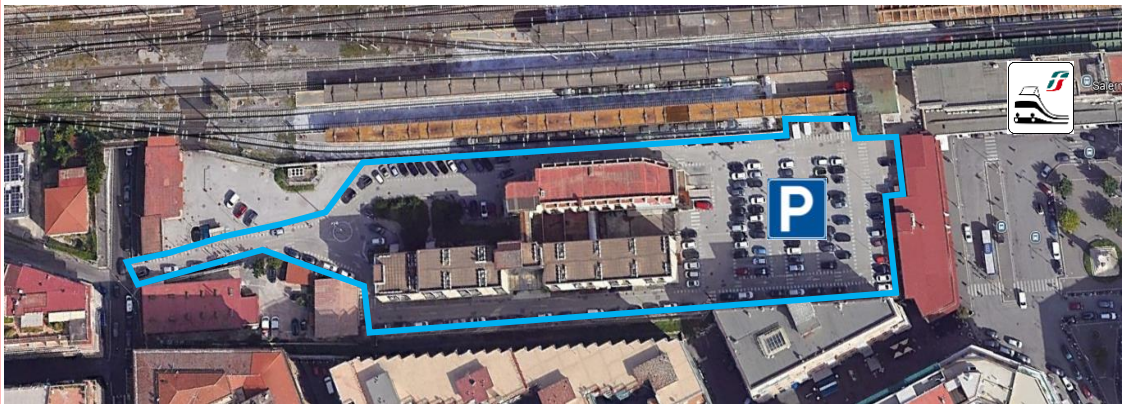
Area parzialmente interessata

INTERFERENCES

tbd

FS Park

FS Park parking active



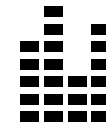
Urban Planning Data



Surface area
130.000 mq



Building rights
71.500 mc



Functional mix Destinations of use

30% residential, 70% between hotel, office and commercial, green

URBAN PLANNING

Current use	Area for railway use
Future urban planning destination	Urban development building subdivision named CPS_2 (from PUC 2018)
Enabling tools	Urban Development Plan to be submitted to the Municipality

Commitments

SIGNED ACTS

ND

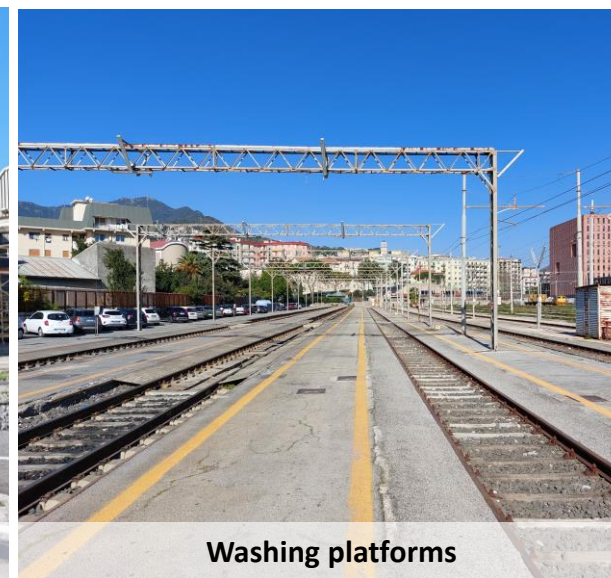
DEVELOPER COMMITMENTS

ND

SALERNO – Photographic book of the current condition



Ex OMC Trenitalia



Washing platforms

Strengths of the asset

- ✓ Area already enhanced by the 2018 PUC
- ✓ Proximity to an intermodal exchange hub
- ✓ Central location, at the heart of the production and commercial system



Ex Ferrotel

SALERNO – Vision



SALERNO – Vision



SALERNO – Vision

