



## Land for sale in Vittoria

### € 188.000

### Ref. CBI163-2406-4865



### 865 sq.m.

We offer for sale a building plot of 865 m2 located in Forcone road with via Giovanni Verga in Vittoria.

The land falls in zone B4 of the PRG of the Municipality of Vittoria in which, subject to the issuing of a single building permit, building renovation, expansion, elevation, demolition and rebuilding, new construction are permitted in enclosed lots not exceeding 1000 m2. The maximum land density will be equal to 5 m3 per m2 and the maximum height will be equal to 11 m3 and no more than three floors above ground, and it is permitted to build a fourth floor, whose internal useful height measured between floor and ceiling does not exceed 2.70 linear metres.

Furthermore, upon request, it is possible to purchase, with separate negotiation, three other parcels of land of different ownership of approximately 800 square meters in total, adjacent to the lot.

Currently, a new building, used as medical offices, and a spacious square have been built adjacent to the land for sale.

The land falls in a rapidly expanding semi-central area, equipped with all the main services and close to the city centre. The sale therefore lends itself as an excellent investment opportunity for the construction of residential and/or commercial buildings.

Immediate availability.



## Features

Property ID: CBI163-2406-4865

Contract: Sale

Categoria: Land

Address: via Giovanni Verga, snc

Zip Code: 97019

Municipality: Vittoria

Total sqm: 865 sq.m.











