



COLDWELL BANKER  
GRUPPO BODINI

Gruppo Bodini  
□ LECCE - Via 95 Reggimento Fanteria, 11  
□ MAGLIE - Via Trento e Trieste, 22  
□ GALLIPOLI - Corso Roma, 7  
- 73100 Lecce (LE)  
(+39) 0832 099369

## Land for sale in Calimera

€ 365.000

Ref. CBI069-553-132500



**3.860 sq.m.**

CALIMERA - LECCE - SALENTO

In Calimera, in the heart of the town and a few steps from its charming historic centre, we offer for sale a large building plot of 3,860 sqm.

The land can be easily accessed from a double entrance, i.e. the first from Via Costantinopoli and the other on the parallel, Via Giotto, thus offering the possibility of occupying, in the construction project, an entire lot located between two parallel streets. On Via Costantinopoli, in particular, there are already houses with a total surface area of approximately 300 sqm.

A feasibility study for the creation of various housing solutions is already present on the land.

The particles covered by the study fall partly in the homogeneous zone "B1" and partly in the homogeneous zone "B2" of municipality of Calimera.

Below are the urban planning parameters reported in the Technical Implementation Standards of the PdF:

Homogeneous Zone B1

-Maximum coverage ratio 60%

- Manufacturability index 5.0 m3/m2

-Maximum height 12 ml

- Above ground floors n.3

Homogeneous Zone B2

-Maximum coverage ratio 60%

- Manufacturability index 4.0 m3/m2

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- Maximum height 15 ml
- Above ground floors n.4

There are various building interventions that can be implemented:

Hypothesis 1: apartments on three or four floors above ground

Hypothesis 2: independent semi-detached houses on two floors above ground with possible basement

In addition to the possibility of building from scratch, the construction replacement of individual existing buildings or their raising and completion are also envisaged.

The land is equipped with an artesian well and connection to the public electricity system.

Calimera is 15 km from the nearest beaches of Salento such as San Foca and Torre dell'Orso, 20 km from Lecce, 45 km from Gallipoli and 65 km from Brindisi Airport.

## Features

Property ID: CBI069-553-132500

Contract: Sale

Categoria: Land

Address: Via Costantinopoli - Via Giotto

Zip Code: 73021

Municipality: Calimera

Total sqm: 3.860 sq.m.

Buildable sq.m.: 2.300 sq.m.

## Nearby

Gyms

Beauty centres

Soccer fields

Sport centres

Tennis courts

Cycle paths

Playgrounds

Rail station

Public transports

Nursery school

Primary schools

Secondary schools

High school

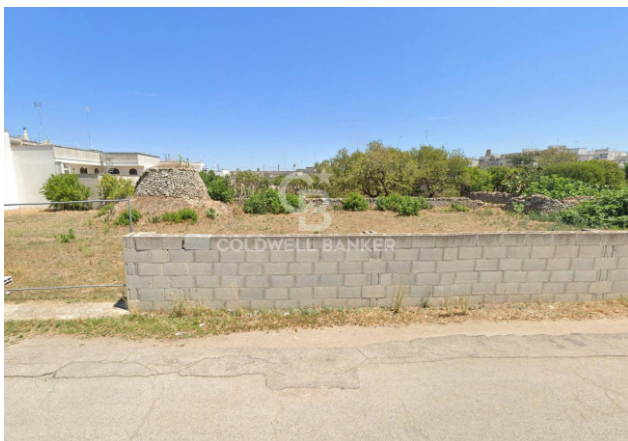
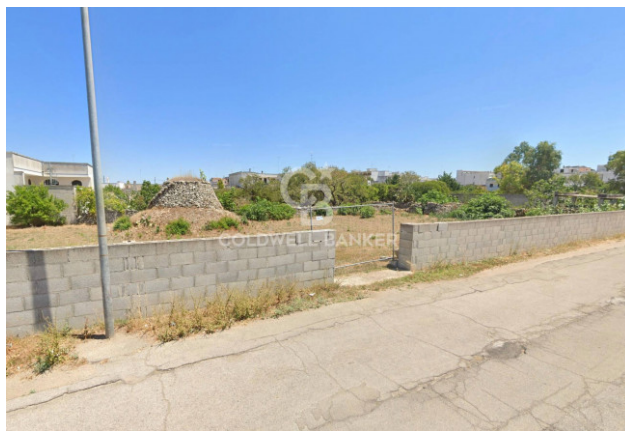
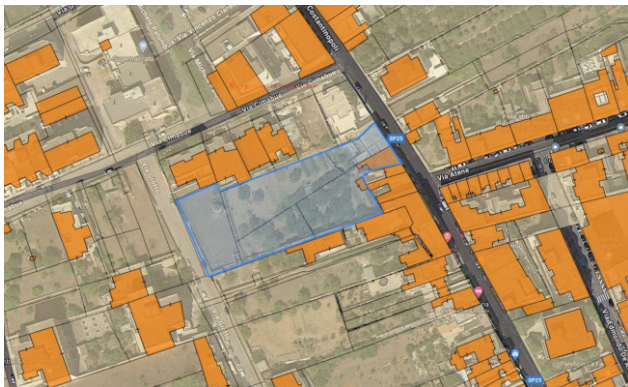
Bar

Post offices

Shopping centres

Municipal office





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