Volpes Case srl
via Brenta 2/a - 00100 Roma
Phone number 0632111255

Land for sale in Anguillara Sabazia in Ponton dell'Elce area
Ponton dell'Elce
€ 850.000
Ref. V45-5594



25.000 sq.m.

In Anguillara Sabazia, in the Ponton Dell'Elce area, in the heart of a rapidly developing area north of Rome, Volpes Case offers for sale a large building plot, designated as urban development by the General Planning Scheme of the Municipality of Anguillara Sabazia. The building plot, with 25,000 square meters of usable area, has already received planning permission from the Municipality of Anguillara and the Lazio Region. This is a real opportunity to realize high-quality projects in a green, private, and well-connected setting. This area boasts extraordinary building potential, with a very high cubic capacity of 0.8 cubic meters per square meter, allowing for the development of high-quality residential solutions such as detached, semi-detached, and four-family villas. The property is located in a strategic and quiet area. The farmhouse within the property lends itself to becoming a refined, multi-purpose space with multiple services, ideal for an exclusive clubhouse, a modern sports center, or a hospitality business, combining elegance and versatility in a unique setting. The G2 designation allows for the construction of outdoor sports facilities, recreational spaces, and service facilities, with development potential up to 5% of the land area. The permitted volumes, combined with its location, make it ideal for residential, tourism, or sports/recreational investments. The land is perfectly nestled in the natural landscape, just minutes from Lake Bracciano, and only 5 km from the train station with direct connections to Rome. Its proximity to Via Cassia and Via Aurelia also ensures a smooth and well-structured road network. A unique setting, where nature, accessibility, and development opportunities meet, ready to embrace new ideas and entrepreneurial visions. For information, contact Volpes Case, Via Brenta 2/a, Rome, Tel. 06 32111255,

segreteria@volpescase.it. Volpes Case, directly and through its selected partners and professionals, offers comprehensive services for all real estate needs: brokerage, property management, technical, legal, and planning assistance, financial consulting, and renovations. Professionalism and experience for customized solutions.

Property details

Post code: 61

Buildable sq.m.: 24.800 sq.m.

















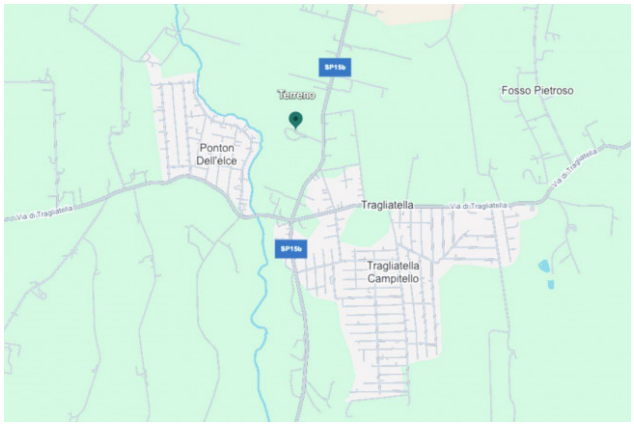
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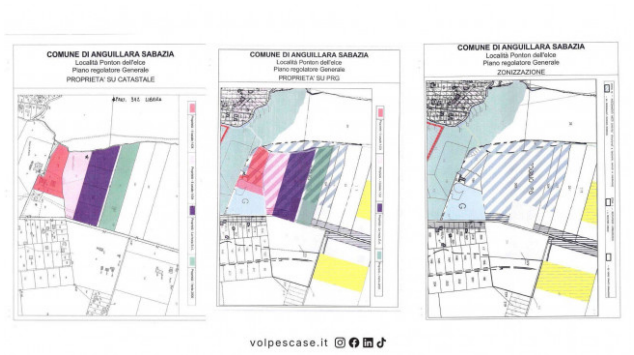
















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