



COLDWELL BANKER
ITALY

Coldwell Banker 24RE
Via Costantino Morin, 34 - 00192 Roma
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Tel.: 0686665271

Land for Sell in Roma - Area: Romanina

📍 Via Anagnina, Roma, RM

3.970.000€



Contact info



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Description

In a strategic area of the city of Rome, between Via Anagnina and Via Tuscolana-an important transport hub in the south-east quadrant of Rome, located in the immediate vicinity of the Grande Raccordo Anulare and well connected by the metro and several extra-urban bus lines-we offer for sale a **buildable area of approximately 6,300 sqm**, with an **approved project** for the construction of a **1,500 sqm commercial building**.

Thanks to its large size and excellent logistics, the plot represents a unique opportunity for companies or investors interested in developing a structure intended for logistics or commercial activities in a location with high visibility and easy access.

The lot is completely flat, allowing immediate construction without the need for leveling works. The approved project includes large parking areas and a versatile building designed to accommodate logistical or commercial operations. Its location ensures excellent access and visibility for both local traffic and vehicles entering or exiting major thoroughfares-an important advantage for commercial activities that benefit from vehicular flow and logistical accessibility.

The proximity to residential areas, shopping centers, supermarkets, and various services contributes to the vibrancy of the area, enhancing its suitability for commercial or mixed-use development. It is an urban context that, while not peripheral, offers a solid territorial structure.

Flexible Acquisition Options

Various contractual structures and customized deferred purchase solutions are available, including:

- **Rent-to-Buy** (Lease with Purchase Option)
- **Sale with Retention of Title**

High-Yield Investment This opportunity offers a highly attractive financial profile for investors and developers. Based on current market projections for commercial rental income, the asset is expected to generate a strong capitalization rate (Cap Rate).

The investment is particularly well suited to leveraged financing. Financial analysis based on 15- to 20-year commercial mortgage scenarios indicates a robust positive monthly cash flow, with projected rental income sufficient to fully cover and exceed-debt service payments from day one.

A true **turnkey development opportunity**, ideal for construction companies, real estate developers, logistics operators, or leading brands seeking a prestigious headquarters or flagship commercial location within one of Rome's most strategic business districts.

Floor plans, technical reports, estimated construction costs for the base development, and the complete Investment Memorandum are available upon request at our offices.

For further information or to arrange a meeting, please contact our agency using the enquiry form or the contact details provided in this listing.

The history of **Coldwell Banker** is a story of success and leadership. The Coldwell Banker brand has expanded to become one of the most recognized and trusted names in the international real estate market. Founded in 1906 on a commitment to professional ethics and customer service, these values remain at the core of our business philosophy. Coldwell Banker stands out for providing comprehensive real estate services for both residential and commercial properties. Our marketing tools, top-level training system, and advanced online resources are some of the key factors behind our success.

THE INFORMATION AND FLOOR PLANS PROVIDED HEREIN ARE FOR ILLUSTRATIVE PURPOSES ONLY AND DO NOT CONSTITUTE CONTRACTUAL ELEMENTS.

Details



Property ID: CBI177-2858-9802



Surface: 6365.00 m²

Nearby



Gyms



Wellness Centers



Soccer Fields



Sports Complexes



Tennis Courts



Bike Paths



Playgrounds



Train Station



Public Transportation



Kindergarten



Elementary Schools



Middle Schools



High Schools



Cafes / Bars



Post Offices



Shopping Centers



Municipal Offices / Town Halls

Images



