



## Excellent House To Finish for Sale In Reggio Calabria



### Στοιχεία μεσίτη

Όνομα:	Niall Madden
Όνομα εταιρείας:	Esales Property Limited
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Property Type:	Apartments
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Languages:	English
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### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 183,006.86

### Τοποθεσία

Χώρα:	Italy
Νομός/Περιοχή/Επαρχία:	Calabria
Διεύθυνση:	Strada Comunale Onofrio, 5
Ταχυδρομικός κωδικός:	89047
Δημοσιεύθηκε:	13/05/2025
Περιγραφή:	Excellent House To Finish for Sale In Reggio Calabria Italy

Esales Property ID: es5554603

### Property Location

Strada Comunale Onofrio, 89047 Roccella Ionica RC, Italy

### Property Details

In the tourist town of Roccella Jonica in the castle area 700 metres from the sea, a building under construction with adjoining land. (€155,000)

Nestled in the heart of Calabria, within the captivating Costa dei Gelsomini (Jasmine Coast), lies an exceptional opportunity to acquire a substantial detached house brimming with untapped potential.



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Situated in Contrada Calcinara, near the vibrant tourist town of Roccella Jonica, this property offers a blank canvas for creating a bespoke residence or a thriving commercial venture. Priced attractively at €155,000, this unfinished building spans an impressive 528 square meters (approximately 5,683 square feet) and boasts a versatile layout across three floors, presenting a unique prospect for those with vision and a desire to customize their Italian dream.

Roccella Jonica, a renowned jewel of the Jasmine Coast, is celebrated for its picturesque setting, rich history, and vibrant cultural scene. The town attracts visitors from around the globe, drawn to its pristine beaches, the majestic Carafa Castle perched overlooking the Ionian Sea, its modern tourist port, and the prestigious International Umbria Jazz Festival, which infuses the summer air with world-class music. Immersed in the lush greenery that characterizes this sought-after location, the property in Contrada Calcinara offers a tranquil escape while remaining conveniently close to the town's numerous attractions and amenities.

Strategically positioned just 700 meters from the sparkling sea and a mere one minute from the town center and all essential services, this detached house offers an enviable balance of peaceful living and easy access to the conveniences of modern life. The property is currently under construction, presenting a unique opportunity for the new owner to influence the final design and finishes, tailoring the space precisely to their individual needs and preferences.

The building is thoughtfully divided into three distinct levels: a spacious ground floor, a first floor, and a second floor, offering a total built area of 1870 square meters (approximately 20,128 square feet) across all levels, although the advertised living space is 528 sqm. This substantial footprint provides ample room for a variety of configurations and uses.

The ground floor, spanning a generous 235 square meters (approximately 2,530 square feet) with an impressive ceiling height of 4.30 meters, is currently designed as a large garage with a tavern area. This expansive space offers incredible versatility. Its size and height make it ideal for secure parking of multiple vehicles, including cars, motorcycles, and even boats. The tavern area could be transformed into a recreational space, a workshop, or integrated into a larger commercial venture.

Adding to the ground floor's appeal is a mezzanine level and an uncovered courtyard area with independent driveway access. This separate access point provides significant flexibility, allowing for the storage of additional vehicles, boats, equipment, or the creation of functional spaces such as a laboratory, warehouse, or a reception area for a future hospitality business. The potential for commercial use on the ground floor is a significant asset of this property.

Externally, the property includes a 180-square-meter garden and outdoor parking space, providing valuable outdoor areas for relaxation, landscaping, or additional parking. The garden offers the opportunity to create a private green oasis, while the outdoor parking supplements the garage space.

The first and second floors each offer substantial apartments of 147 square meters (approximately 1,582 square feet). These spacious units provide ample room for comfortable living. The unfinished state allows the new owner to design the layout, choose the finishes, and create bespoke living spaces tailored to their individual tastes and requirements. With eight rooms and four bathrooms mentioned in the property



features, there is significant scope for creating multiple bedrooms, living areas, and bathrooms across these two floors. The inclusion of three balconies further enhances the living experience, providing private outdoor spaces to enjoy the Calabrian sunshine and fresh air.

The advertiser explicitly highlights the versatile nature of the space, emphasizing its suitability for multiple uses. Beyond a main residence, the property presents an ideal opportunity to establish a Bed & Breakfast, capitalizing on Roccella Jonica's popularity as a tourist destination. The spacious layout could easily accommodate multiple guest rooms with private bathrooms and communal areas.

Furthermore, the property is well-suited for creating an agritourism business, leveraging the surrounding greenery and the potential for incorporating local agricultural elements. The ground floor's expansive space could be adapted for workshops, tasting areas, or other facilities associated with agritourism.

The strategic location also makes the property ideal for offices or mini-apartments for sale or rent. The proximity to the town center and services makes it attractive for businesses seeking office space or individuals looking for rental accommodation in a prime location. The potential for generating rental income from multiple units is a significant investment consideration.

#### Key Features of This Property:

- \* Price: €155,000
- \* Location: Contrada Calcinara snc, Roccella Jonica (Calabria), Italy
- \* Type: Detached House (Under Construction / Rustic Property)
- \* Size: 528 sqm (advertised living space), 1870 sqm (total built area across three floors)
- \* Layout: 3 Floors
- \* Bedrooms: 4
- \* Bathrooms: 4
- \* Balconies: 3
- \* Ground Floor: Large garage with tavern (235 sqm, h 4.30m), mezzanine
- \* Courtyard: Uncovered courtyard area with independent driveway access
- \* Outdoor Space: 180 sqm garden, outdoor parking
- \* Orientation: South/East
- \* Proximity to Sea: 700 meters
- \* Proximity to Town Center & Services: 1 minute
- \* Potential Uses: Main residence, Bed & Breakfast, agritourism business, offices, mini-apartments for sale/rent
- \* Strategic Location: Close to sea, easy access to services, transport, restaurants, and tourist attractions

The location is undeniably strategic. The proximity to the sea offers the allure of coastal living, with easy access to beaches and water activities. The easy access to services, transport, restaurants, and tourist attractions in Roccella Jonica ensures convenience and a vibrant lifestyle. The property's south/east orientation maximizes natural light throughout the day.

This property represents a fantastic opportunity for those looking for a space to customize and enhance in a location with strong appeal. The unfinished nature allows for a personalized approach to design and



construction, resulting in a property perfectly suited to the buyer's vision. The great potential for various uses, combined with the attractive price and prime location, makes this an investment worth serious consideration.

Imagine transforming this unfinished gem into your dream Italian home, complete with bespoke finishes and layouts. Picture the possibility of creating a thriving Bed & Breakfast, welcoming tourists to the beauty of the Jasmine Coast. Envision the establishment of a successful agritourism business, offering guests an authentic Calabrian experience. Consider the potential for generating rental income from strategically designed offices or mini-apartments.

This detached house in Contrada Calcinara is more than just bricks and mortar; it is an opportunity to create a future in a beautiful and strategically located part of Italy. With its substantial size, versatile layout, and proximity to both the sea and town amenities, this property offers a blank canvas for realizing your personal or commercial aspirations. Don't miss the chance to unleash the full potential of this Calabrian gem.

## ABOUT THE AREA

Reggio Calabria, often simply referred to as Reggio by its inhabitants, is the largest city in the Calabria region, situated at the very 'toe' of the Italian peninsula, directly across the Strait of Messina from Sicily. Its strategic location has made it a historically significant port and a cultural crossroads in the heart of the Mediterranean. The city boasts a pleasant climate, a rich tapestry of Greek and Roman heritage, and a vibrant modern urban system that was largely rebuilt after a devastating earthquake in 1908. Its seaside promenade, the Lungomare Falcomatà, is often described as one of the most beautiful kilometers in Italy, offering stunning views across the strait to Mount Etna.

Culturally, Reggio Calabria is a fascinating blend of ancient Magna Graecia and modern Italian life. The city is home to the National Archaeological Museum of Magna Græcia, which houses the world-famous Bronzes of Riace, two remarkably preserved ancient Greek bronze statues that have become iconic symbols of the city. Beyond its archaeological treasures, Reggio Calabria offers a taste of authentic Calabrian cuisine, known for its strong flavors and use of local ingredients like bergamot, which is exclusively cultivated in the region. The city also hosts various cultural events and festivals throughout the year, reflecting its dynamic spirit.

Economically, Reggio Calabria serves as an important center for regional services and transportation in southern Italy. While its industrial sector is relatively small, the city plays a key role in the agricultural sector, particularly in the production of bergamot essence for the perfume and pharmaceutical industries. Tourism is also a significant contributor to the local economy, drawn by the city's historical sites, beautiful coastline (part of the 'Violet Coast'), and its position as a gateway to Sicily. The strong ties with Messina across the strait foster a degree of interconnectedness and shared cultural and economic interests.

For travelers arriving by air, Reggio Calabria is served by its own airport, the Aeroporto dello Stretto 'Tito Minniti' (REG), also known as Reggio Calabria Airport. This airport is located just a few kilometers south of the city center and offers domestic flights to major Italian cities like Rome and Milan, as well as



some international connections. For a wider range of international flights, the Catania–Fontanarossa Airport (CTA) in Sicily is another viable option, located approximately 90 kilometers across the Strait of Messina, accessible by ferry and then road. Additionally, Lamezia Terme International Airport (SUF), the largest airport in Calabria, is situated about 100 kilometers north of Reggio Calabria and offers a broader selection of domestic and international flights.

## MAiN FEATURES:

- \* 528m<sup>2</sup> of living space
- \* 180m<sup>2</sup> plot
- \* 4 Bedrooms
- \* 4 Bathrooms
- \* Stunning Views
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Italy
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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### Κοινά

Κρεβατοκάμαρες:	4
Μπάνια:	4
Τελειωμένα τετραγωνικά πόδια:	528 τ.μ

### Lease terms

Date Available:

### Contact information

IMLIX ID: IX6.913.020

