



Oneta Zambla Pass: Sports and Dining in the Bergamo Mountains



Agent Info

Name: ArKadia
Company Name:
Country: United Kingdom
Phone:
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for: Sale
Price: USD 918,009.38

Location

Country: Italy
State/Region/Province: Lombardy
ZIP code: 24020
Posted: Sep 10, 2026

Description:

Today's proposal is a unique opportunity for sports enthusiasts who want to turn their passion into a business venture.

At Passo Zambla, a crossroads at 1,246 metres above sea level, between Val Brembana and Val Seriana, nestled in a stunning natural landscape, we present a real estate complex where three different uses converge, fully operational and ready for immediate use.

The property includes a bar/restaurant, perfect for every season, featuring a wide panoramic terrace where your guests can dine while admiring the natural beauty of the surroundings in summer — and when the weather doesn't allow it, the various indoor halls with 110 seats will provide a cosy shelter from which to enjoy the falling snow and the snowy landscape.

In addition to a spacious car park, guests can enjoy a fireplace lounge and challenge each other to a game of billiards in the dedicated area.

The sports complex accommodates both indoor and outdoor activities. It features a large gym with a climbing wall, two bocce ball courts, a games room with a foosball table and ping-pong, as well as changing rooms with showers.

Outside, there is a 5-a-side synthetic football pitch, a tennis court, and a mini-golf course.

Children — and adults too — can try their hand with clubs and balls on a 12-hole course, or have fun on trampolines.

The facility can be reached by mountain bike, and the most avid cyclists can retrace the route of some stages of the Giro d'Italia.

The surrounding area is rich in opportunities. In winter, cross-country skiing enthusiasts will find the



starting point of a loop here, offering an unforgettable experience along a well-marked trail through snowy forests and wide open clearings.

Nearby, there are also downhill ski slopes, climbing walls, an adventure park, and trails leading to mountain peaks and refuges that start directly from the facility.

Just 4 km away, there is a remarkable "vegetable cathedral" (a stunning natural forest formation) completely immersed in nature.

The potential uses of the property — beyond those already in place — can be further expanded by better integrating experiential tourism with sports activities, dining, wellness, and potential residential development.

The smart combination of sport and dining created by the current owners can serve as a solid starting point for developing additional offerings, creating a one-of-a-kind environment that is potentially attractive throughout the entire year, with an excellent catchment area.

Are you an entrepreneur? Are you a sports enthusiast? This opportunity deserves your attention.

Common

Finished sq. ft.: 500 sq m

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/DBMR-T629/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: IX8.974.289

