

Voghera

# Building land with approved subdivision plan

Property ID: IT252942117



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PURCHASE PRICE: 199.000 EUR • LAND AREA: 4.847 m<sup>2</sup>

Property ID: IT252942117 - 27058 Voghera

- At a glance
- The property
- Floor plans
- A first impression
- Details of amenities
- All about the location
- Contact partner

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## At a glance

Property ID	IT252942117	Purchase Price	199.000 EUR
		Commission	Subject to commission
		Total Space	ca. 4.847 m <sup>2</sup>
		Condition of property	Needs renovation



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## The property





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## Floor plans



This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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## A first impression

In a quiet and well-served area of Voghera (PV), we offer for sale a residential subdivision plan already approved, which represents an interesting opportunity for companies, investors or individuals looking for a quality building intervention. The allotment plan has a total area of about 4,847 sq. m., of which 2,937 sq. m. can be built on, while 1,910 sq. m. is intended for public roads and tree-lined parking lots. The plan allows for the construction of: 1 single-family villa 2 semi-detached villas 1 two-story residential building No building plans have yet been submitted, offering maximum design freedom to the buyer, in compliance with the destinations and volumes allowed by the approved plan. Urbanization already prepared: All subsurface works (water, gas, light, sewer) have already been completed along the street perpendicular to Via Papa Paolo VI, ensuring a significant reduction in development costs and time. This is one of Voghera's most popular residential areas, characterized by tranquility, privacy, and orderly urbanization, with a prevalence of recently built detached and semi-detached villas. The street stands out for its excellent balance between privacy and accessibility, being just minutes from both the historic center and the city's main road connections. Thanks to the building flexibility provided by the approved plan, this area lends itself to a variety of developments: from the construction of detached or semi-detached prestigious villas, ideal for families seeking tranquility, to the construction of a modern two-story building, perfect for those who intend to enhance the investment through sale or lease. The uncluttered, green, and serviced context makes it highly attractive to a medium- to high-profile residential audience. Not just a building plot, but a project of long-term value in one of Voghera's most sought-after areas.



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## Details of amenities

Maximum territorial building index of PGT 0.80.

No primary and secondary charges. Construction fee only.

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## All about the location

The area is located in an elegant and well-integrated residential context composed mainly of single and semi-detached villas, a short distance from the main services, schools, stores, bus stops and connections to the city center. Voghera, a dynamic municipality in Oltrepò Pavese, is a hub for services, schools, commercial activities and infrastructure. Well connected to Pavia, Milan and Genoa via the railway network and nearby highway exits (A21 and A7), it represents an ideal meeting point for those seeking quality of life, proximity to major centers and a growing context.



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## Contact partner

For further information, please contact your contact person:

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