

building plot for sale in Colonnella Collinare € 72.000 Ref. 9071



1.700 sq.m.

REF. 9071 - COLONNELLA - Building Plot with Olive Grove - Abruzzo -

Located just a short distance from the centre of Colonnella, in a private yet easily accessible setting, we offer for sale a property that combines a building plot with a productive olive grove, in a strategic location between Abruzzo and Marche. Its proximity to the Adriatic coast (less than 7 km) and excellent connections via the A14 Autostrada Adriatica make this an attractive opportunity also from an investment perspective, particularly for tourism-related projects.

The property extends over approximately **11,000 sqm in total** and is divided by the quiet Via dei Calanchi, ensuring convenient access while maintaining privacy. The main portion features an olive grove of about **10,420 sqm with approximately 300 well-maintained olive trees**, offering both scenic value and agricultural potential. On the opposite side lies the building plot of 600حواليsqm.

From a planning perspective, it is possible to develop a property of up to **360 sqm**, with a **maximum height of 10.5 metres** and **up to 3 levels**, allowing for flexible design solutions such as a spacious private villa, a semi-detached property, or a residence intended for rental income.

KEY FEATURES

- * **Strategic location:** close to the town centre, the sea, and well connected
- * **Large land size:** approx. **11,000 sqm**
- * **Productive olive grove:** approx. **300 trees**
- * **Building plot:** approx. **600 sqm**
- * **Development potential:** up to **360 sqm - 3 levels**
- * **Excellent connections:** A14 Autostrada Adriatica + nearby airports
- * **Strong investment potential:** ideal for residential or tourism development
- * **Flexible purchase options:** possibility to buy plots separately

A rare opportunity combining **development potential and agricultural value**, ideal for both private use and investment in one of the most desirable areas between coast and countryside.

Features

ref. no: 9071

motivation (sale/rental): Sale

Categoria: building plot

address: via dei calanchi, 1

Town: Colonnella

Zona: Collinare

total sqm: 1.700 sq.m.

Buildable sq.m.: 360 sq.m.



