

Marina Di Camerota – Kampanien

# Unique opportunity: land with planning permission by the sea

Property ID: IT242941635



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LAND AREA: 600 m<sup>2</sup>

Property ID: IT242941635 - 84059 Marina Di Camerota – Kampanien

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## At a glance

Property ID	IT242941635	Purchase Price	On request
		Commission	Subject to commission
		Total Space	ca. 600 m <sup>2</sup>

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## Energy Data

Energy Certificate   Legally not required

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## The property



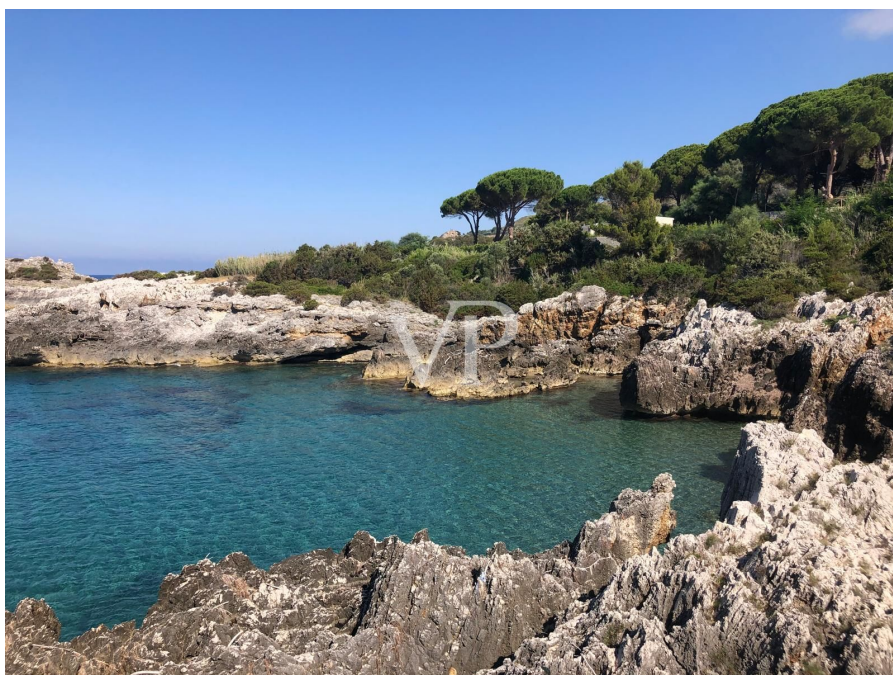
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## A first impression

Directly overlooking the beautiful Calanca beach, we propose a unique opportunity for the entire Cilento: land of 600 square meters with building permit already issued. Located in the most exclusive tourist residential area of Marina di Camerota, just 100 meters from the renowned Calanca beach, one of the most beautiful in Italy, and 200 meters from the heart of the town. This privileged location guarantees privacy and tranquility, while remaining conveniently close to all the main infrastructures and services. The land is located in an elegant and exclusive context. The property offers a beautiful sea view that will be even more enjoyable from the terrace provided in the already approved building project. The approved and released building project envisages the construction of a residence with a living area of 70 sqm, possibly divisible into two independent units of 35 sqm each. The project also includes a basement level of the same area (70 sq m), with an internal height of 2.60 meters, intended for storage. This level could be subject to a change of use due to the "Salva Casa" law (Law No. 105 of July 24, 2024). The space surrounding the house offers ample possibilities for the creation of a private garden, which may include a relaxation area and a swimming pool. There is, in addition, ample space designated for parking. The negotiation is confidential. Building charges, already paid in full to the Municipality of Camerota, will have to be paid by the buyer to the owner in addition to the price of the land.

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## All about the location

The land is located in Marina di Camerota, the pearl of Cilento and one of the most precious treasures of the Italian coast. Consistently recognized in rankings of locations with Italy's most beautiful beaches by authoritative sources such as Ansa, Skyscanner and GQ Italy, the country's coastline boasts iconic spots such as Cala Bianca, Baia degli Infreschi, La Calanca and Monte di Luna. Its beaches offer breathtaking views and crystal clear waters, making it a popular destination for sea and nature lovers. The location of the land, in addition to the coast, makes it possible to reach the equally fascinating Cilento hinterland: a succession of picturesque villages, striking valleys and enchanting landscapes. The local cuisine, rich in centuries-old traditions, together with the presence of excellent agritourisms and restaurants, offers a unique food and wine experience. Marina di Camerota is strategically located between Palinuro and Scario, and its port is an ideal starting point for exploring both the coast and the surrounding hinterland. The real estate market in Marina di Camerota is booming, making this location a perfect choice both for those looking for a residence in a relaxing location and for those who want an investment property with excellent prospects for revaluation. Recently, some redevelopment projects and other tourism enhancement initiatives are further increasing the attractiveness of the area. Recent years have increasingly witnessed a deseasonalization of tourism, accompanied by a growing international presence. This phenomenon has been fostered by the enhancement of the area, traditions, culture, gastronomy and outdoor activities such as trekking.

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## Contact partner

For further information, please contact your contact person:

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