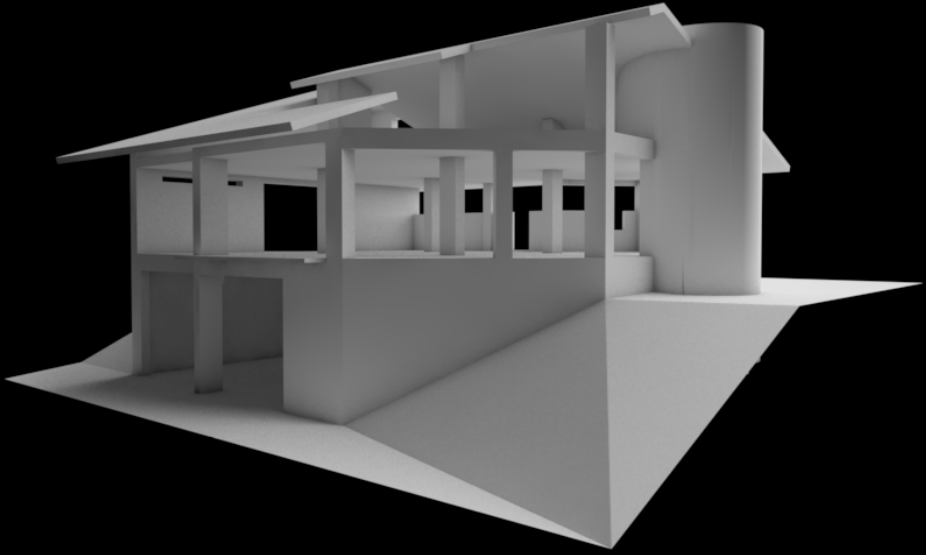


Markus Köhler



# unfinished villas

case studies

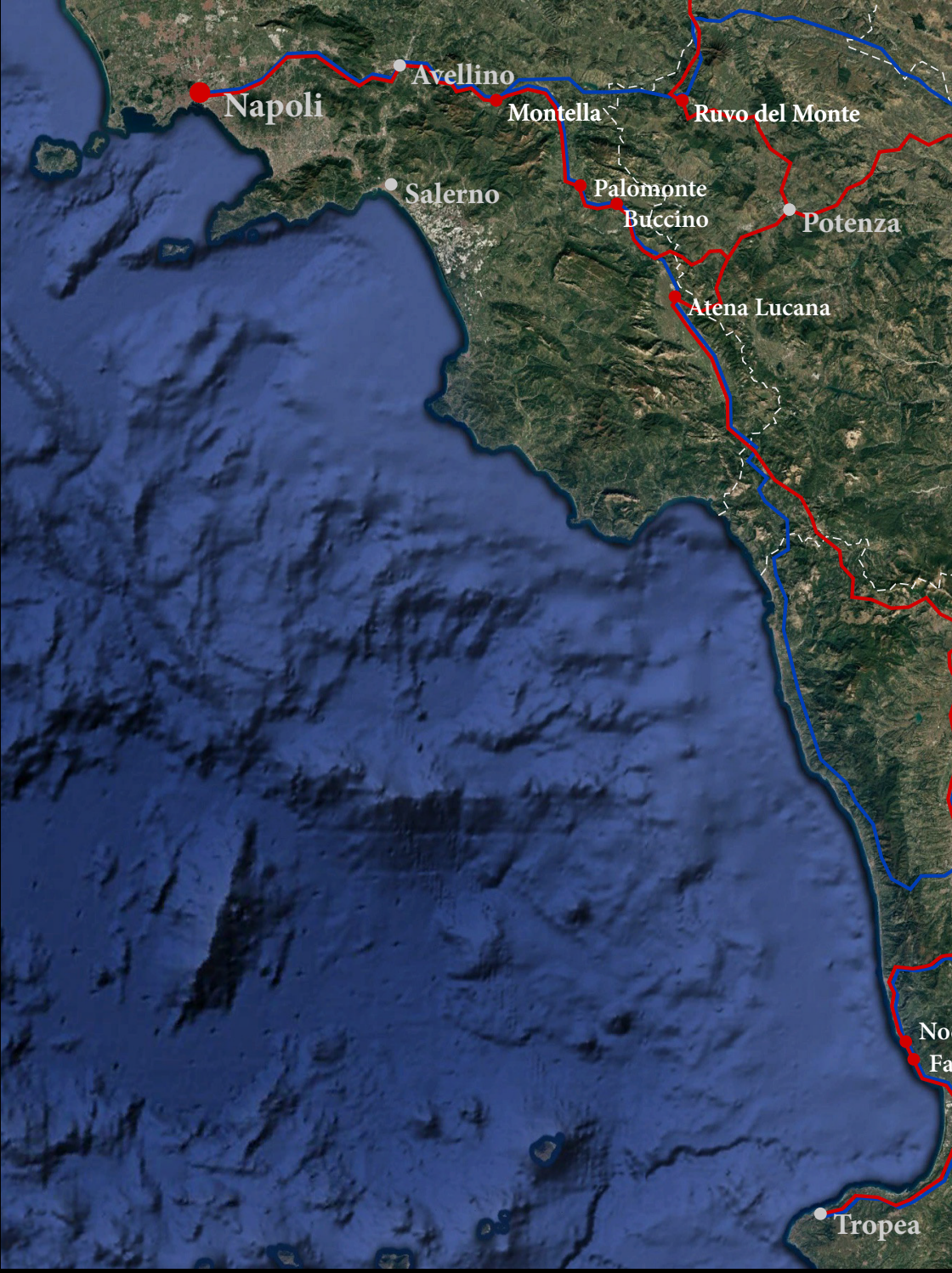
„Unfinished business  
the beauty of the  
have been. Of the  
yet there. Of this  
be one day.“ (M)

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is which could  
nis which is not  
s which might  
. Augé)





# Observation



Napoli

Avellino

Montella

Ruvo del Monte

Salerno

Palomonte

Buccino

Potenza

Atena Lucana

Tropea

No  
Fa



# Locations

## **1 - Documentation**

- 1.1 Avigliano
- 1.2 Craco Peschiera
- 1.3 Nova Siri Scalo
- 1.4 Appolinara
- 1.5 Montesoro
- 1.6 Briatico
- 1.7 Falerna
- 1.8 Nocera Terinese
- 1.9 Coreca
- 1.10 SP53
- 1.11 Cetraro
- 1.12 Caggiano
- 1.13 Teglie
- 1.14 Perrazze 01
- 1.15 Perrazze 02
- 1.16 Barco Vercillo

## **2 - Description**

- 2.1 Ruvo del Monte
- 2.2 Motta Santa Lucia
- 2.3 Atena Lucana
- 2.4 Buccino
- 2.5 Perrazze 03
- 2.6 Montella

## **Photographs**

Till Zerkaulen and  
Markus Köhler  
2024



located: 40°41'58.7"N 15°48'59.9"E  
region: Potenza



# Avigliano

# Vincenzo

Politician

The Major of Craco Peschiera speaks of an over abundance of space and the perspectivelessness for young people to stay. He considers himself part of the last generation of residents living in Craco.



located: 40°21'31.4"N 16°29'51.8"E  
region: Matera

# Craco Peschiera

# Vincenzo

Construction worker

*‘È brutto da vedere incompiuto perché é sulla via principale di Nova Siri proprio all’entrata.’*

‘It is ugly to look at this unfinished structure because it is situated on the main street of Nova Siri right at the entrance.’



located:  $40^{\circ}08'05.5''\text{N } 16^{\circ}37'43.8''\text{E}$   
region: Matera

# Nova Siri Scalo



located:  $39^{\circ}38'43.0''\text{N}$   $16^{\circ}23'44.2''\text{E}$   
region: Cosenza



# Appolinara



located: 38°48'53.5"N 16°16'57.4"E  
region: Vibo Valentia



# Montesoro

# Prendocasa

real estate agent

The ‘building under construction offers a unique opportunity for the development of a tourist complex.’ and ‘represents an exceptional investment for those wishing to develop a tourist structure in an area of great attraction such as the Briatico coast, with the advantage of already having a solid foundation on which to build.’



located:  $38^{\circ}43'11.6''\text{N } 16^{\circ}02'35.9''\text{E}$   
region: Vibo Valentia

# Briatico



located: 38°59'20.5"N 16°08'14.9"E  
region: Catanzaro



# Falerna

# Demba

neighbour

‘I flew to Europe because of a civil war in my home country and arrived here 8 years ago. When I arrived the building was under construction. Soon after, the works were put on hold.’



located: 39°00'32.9"N 16°07'19.3"E  
region: Catanzaro

# Nocera Terinese



located: 39°04'51.4"N 16°05'41.7"E  
region: Catanzaro



# Coreca



located: 39°06'30.3"N 16°08'10.9"E  
region: Catanzaro



**SP 53**

# Roberto

owner

The Owner of this structure reacts reserved on my questions about the structure and tells me that the building is still under construction. According to him the constructions were put on hold for some years and will be continued as soon as the necessary financial resources will be available.



located: 39°30'46.4"N 15°56'32.9"E  
region: Cosenza

# Cetraro



located: 40°32'34.2"N 15°29'06.8"E  
region: Salerno



# Caggiano



located: 40°40'22.1"N 15°20'07.4"E  
region: Salerno



# Teglie

# Maria

## neighbour

The old lady living next door tells us that the structure was damaged during an earthquake in 1978 and is at risk of collapse ever since. According to her, the plans to demolish the structure are on hold because of an ongoing legal dispute between the owners and the constructors.



located: 40°40'47.4"N 15°17'17.2"E  
region: Salerno

# Perrazze

# Alberto

relative of owner

*‘Mein Bruder Antonio hat dieses Haus  
für seine zwei Söhne gebaut. Als diese  
zum Arbeiten nach Deutschland  
auswanderten blieb das Gebäude unfertig.’*

‘My brother Antonio built this house for his  
two sons. After they have left to Germany  
for work the structure remained vacant.’



located:  $40^{\circ}40'48.9''\text{N}$   $15^{\circ}17'18.6''\text{E}$   
region: Salerno

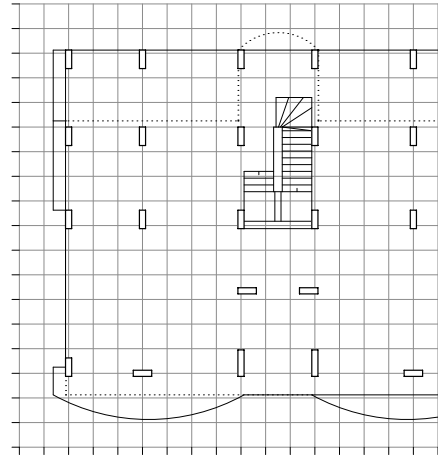
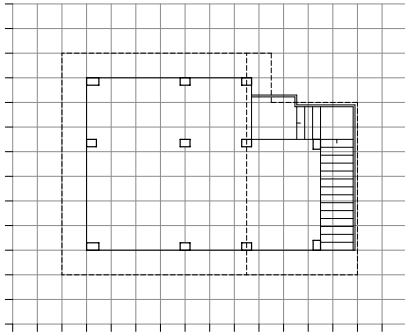
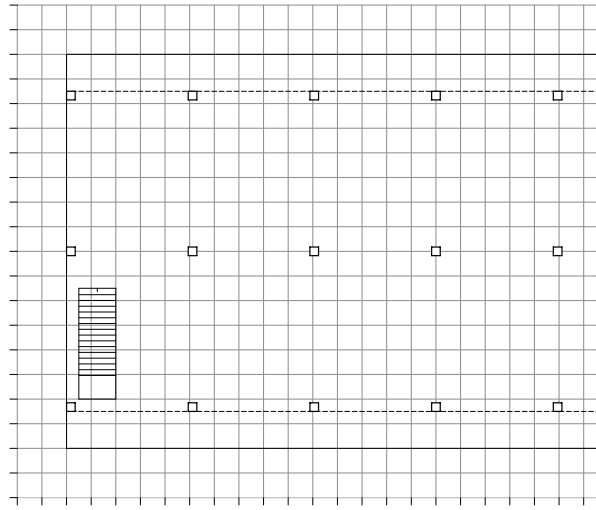
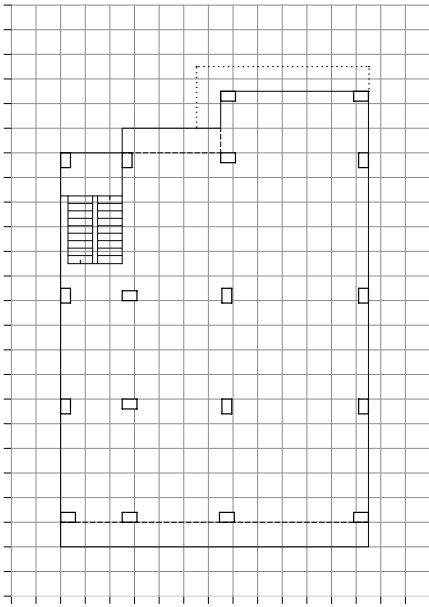
# Perrazze

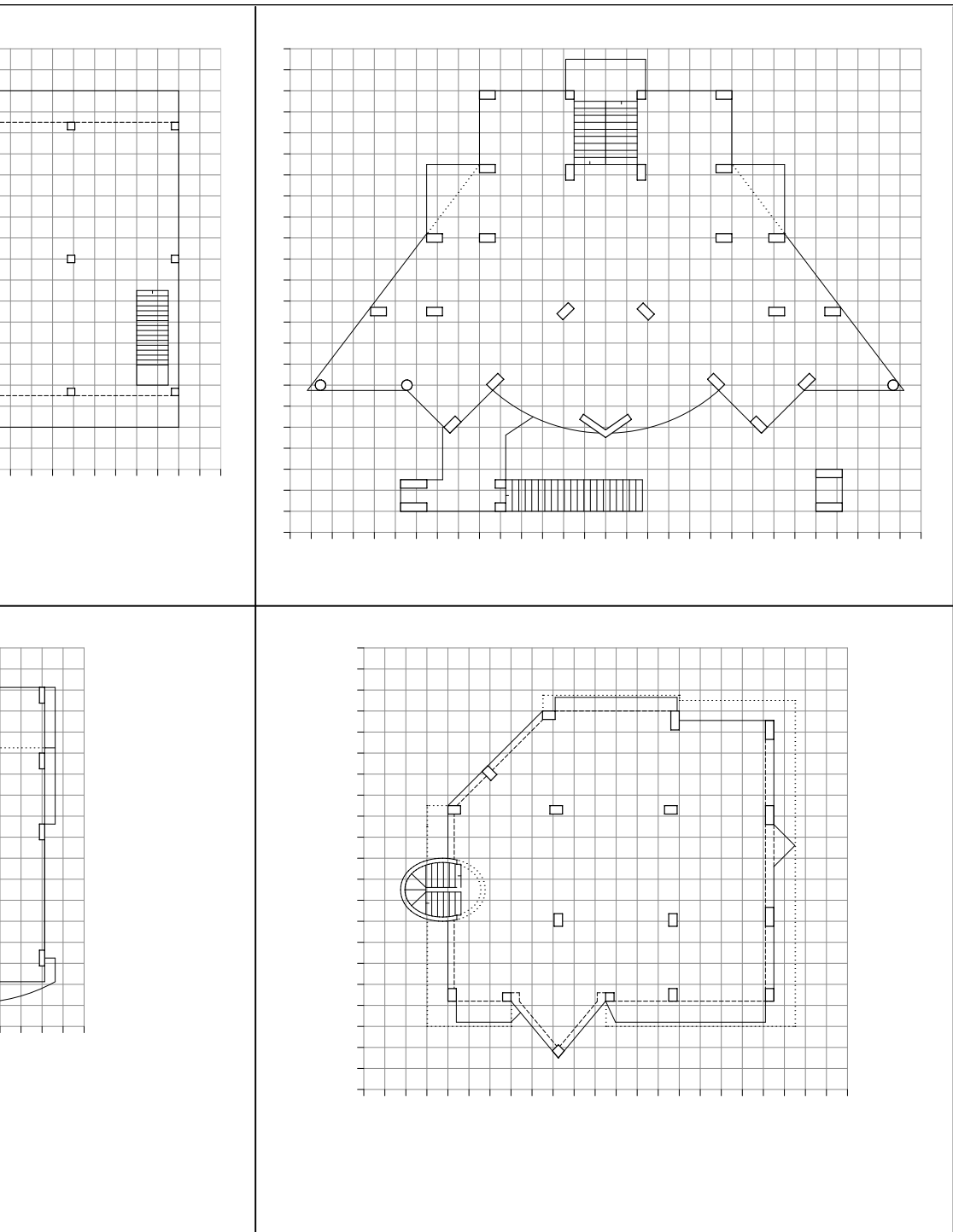


located: 38°56'27.5"N 16°58'25.4"E  
region: Catanzaro



# Barco Vercillo





# Sites



located: 40°51'06.1"N 15°32'26.4"E  
region: Potenza



# Ruvo del Monte



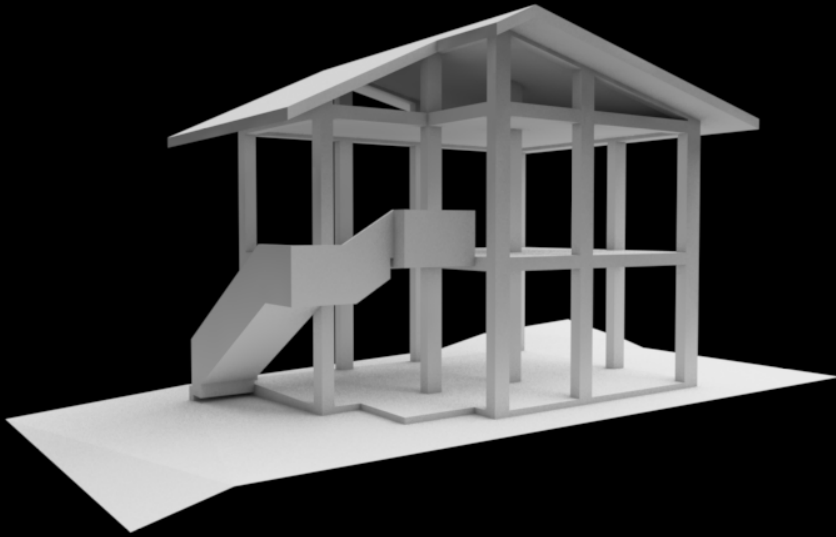
# Antonietta

neighbour



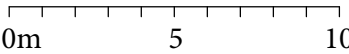
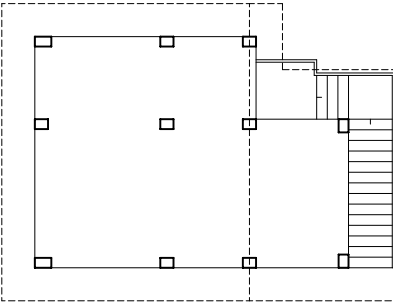
*‘Per mancanza di fondi, la struttura è rimasta uno scheletro 40 anni fa. Non c’è alcuna possibilità di utilizzo perché l’intero villaggio è abbandonato e non ci sono più giovani.’*

‘Due to a lack of money, the structure remained a skeleton 40 years ago. There is no possible use because the whole village is abandoned and there are no young people left.’



unfinished:  
intended use:  
surface:

around 1980  
single family house  
120 m<sup>2</sup> on 2 floors





located: 40°28'15.1"N 15°31'52.6"E  
region: Salerno



# Atena Lucana

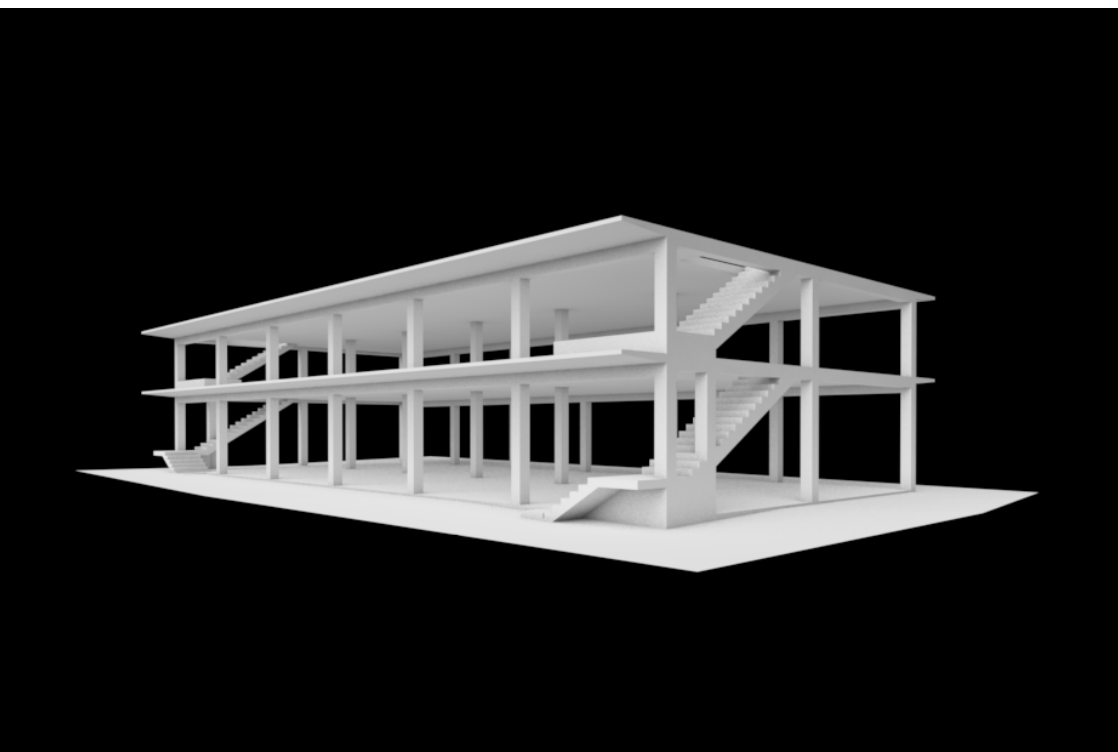


# Roberto

neighbour

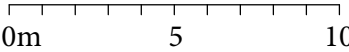
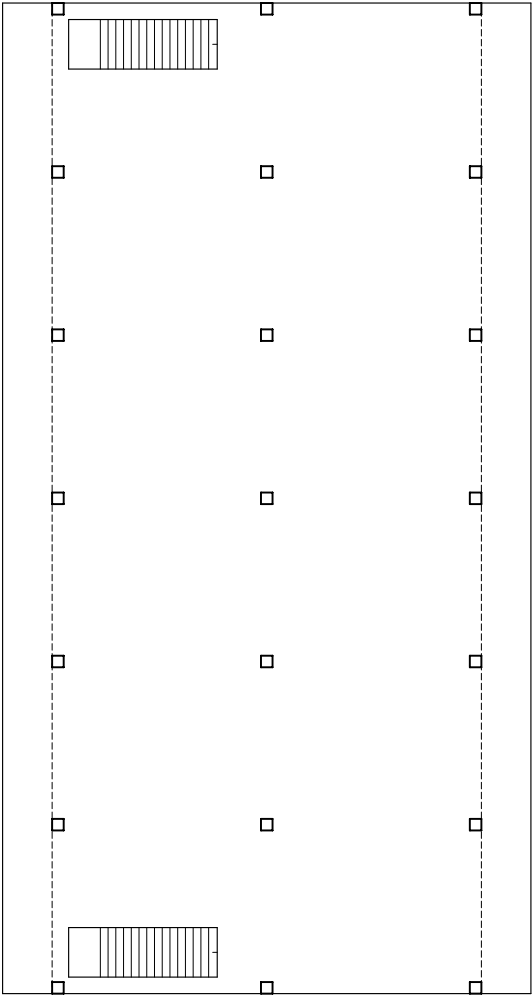


Roberto and his colleagues react aloof and seem bewildered by my questions about the close by unfinished buildings and respond with counter questions. Why am I interested in these buildings? Why do I investigate those in Atena Lucana?



unfinished:  
intended use:  
surface:

around 1980  
office, mixed use  
1.300 m<sup>2</sup> on 3 floors





located: 39°05'23.7"N 16°17'46.5"E  
region: Catanzaro



# Motta Santa Lucia



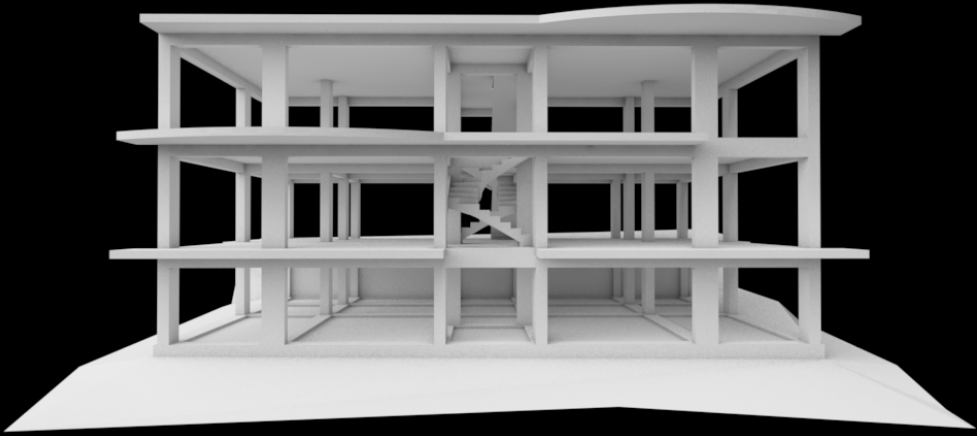
# Anna Maria

architect



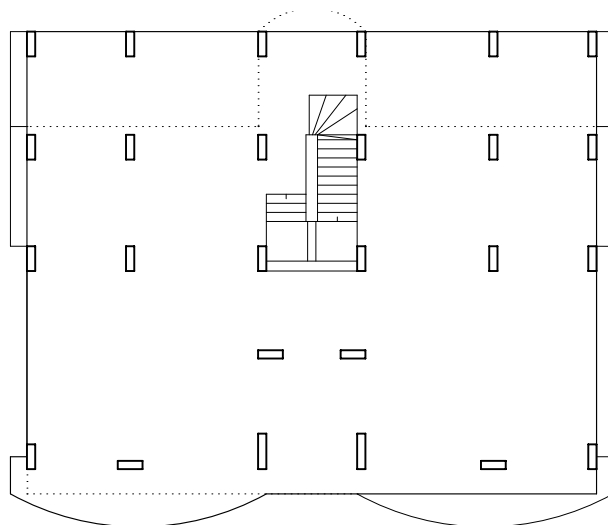
*‘Non mi disturba la presenza della struttura.  
Non è stato completato per mancanza di  
fondi economici (pubblici). Perché è stata  
periziata con il partenariato pubblico/ privato.’*

‘I don’t mind the presence of the structure.  
It was not completed due to lack of  
(public) financial funds. Because it was  
appraised with public/private partnership.’



unfinished:  
intended use:  
surface:

between 2014 and 2017  
social housing, 3 parties  
950 m<sup>2</sup> on 4 floors



0m 5 10



located: 40°38'42.4"N 15°22'04.1"E  
region: Salerno



# Buccino



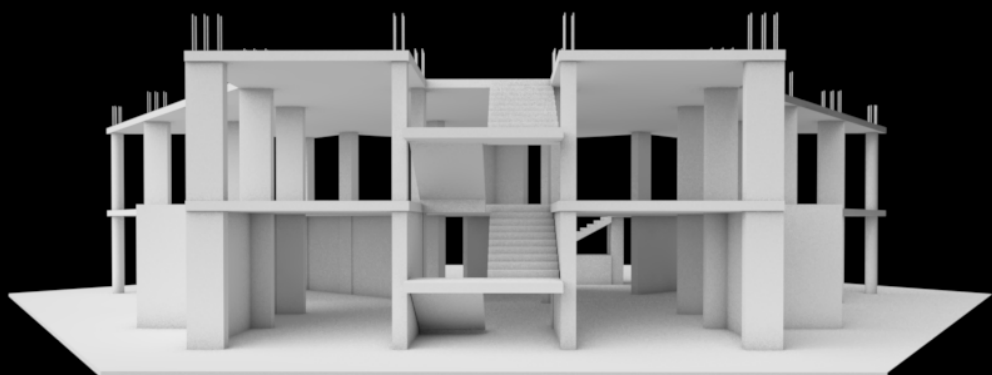
# Salimbene

neighbour

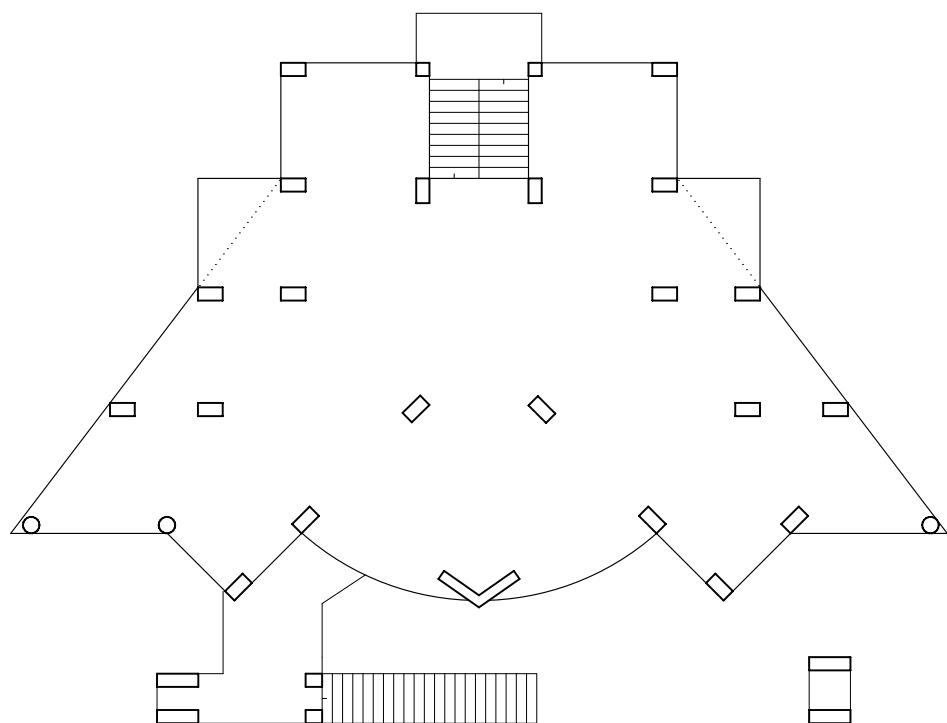


*‘La struttura è vuota da almeno 10 anni.  
L’edificio non è stato finito per mancanza di soldi.’*

‘The structure has been empty for at least 10 years. The building has not been finished because of a lack of money.’



unfinished:	before 2014
intended use:	two family house
surface:	1500 m <sup>2</sup> on 3 floors



0m 5 10



located: 40°40'53.5"N 15°16'56.0"E  
region: Salerno



# Perrazze



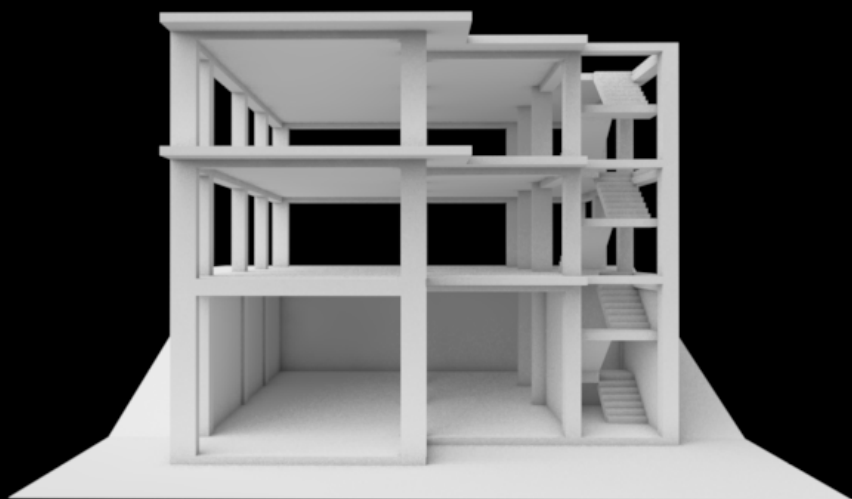
# Francesca

neighbour

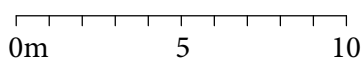
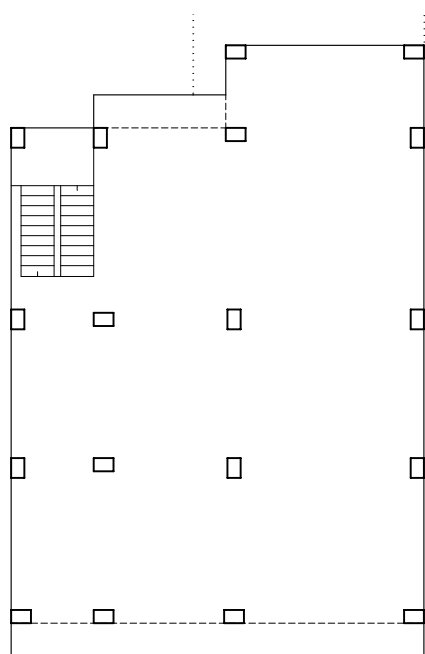


*‘I proprietari sono andati in Germania 20 anni fa. La struttura potrebbe essere utilizzata sia come abitazione o struttura ricreativa.’*

‘The owners went to Germany 20 years ago. The property could be used either as a dwelling or a recreational facility.’



unfinished:	around 2005
intended use:	single family house
surface:	900 m <sup>2</sup> on 4 floors

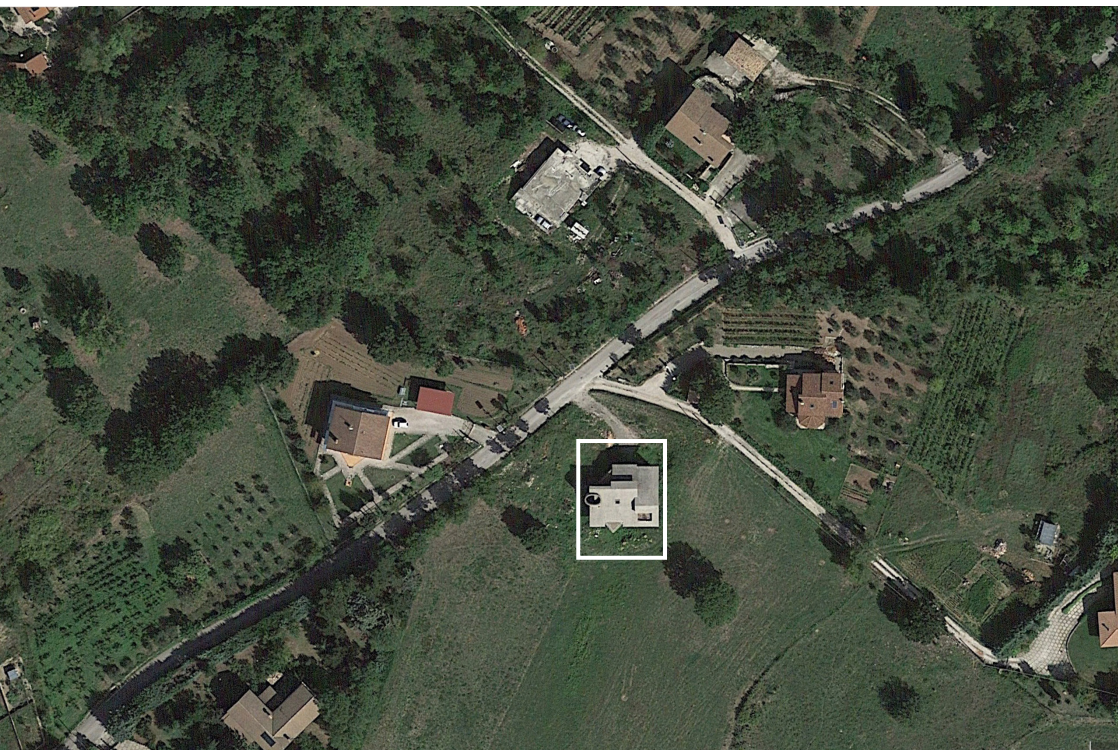




located: 40°51'00.6"N 15°03'18.3"E  
region: Avellino



# Montella



# Vincenzo

neighbour



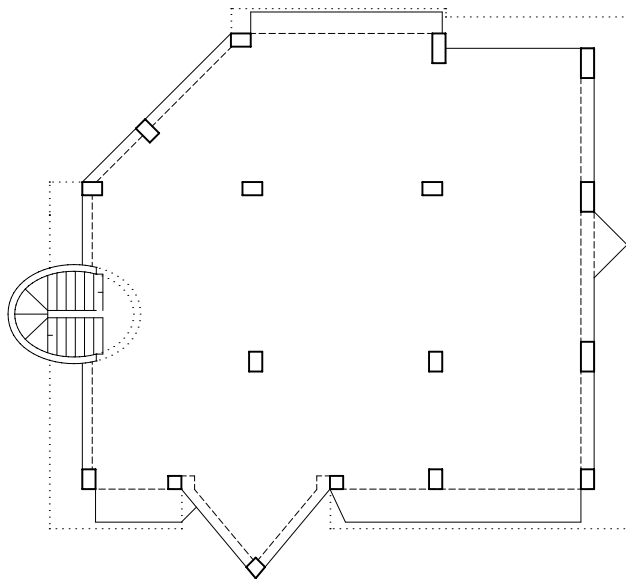
*‘Visivamente non e bella essendo incompiuto  
e in stato di abbandono. Sicuramente  
una volta finita sarebbe molto bella.’*

‘Visually it is not beautiful being unfinished  
and in a state of abandonment. Surely  
once finished it would be very beautiful.’



unfinished:  
intended use:  
surface:

before 2002  
single family house  
590 m<sup>2</sup> on 3 floors



0m 5 10

