Valtellina

Sondrio

Ref. 6334: Sondrio - Modern new-build flats of various sizes
Asking Price: € 202.400



Description

Residenza 'Meriggio' is a residential complex under construction just a few minutes from the centre of the cosy provincial town of Sondrio in the beautiful Valtellina valley and a short distance from well-known ski resorts such as Valmalenco, Bormio and Livigno.

Residenza Meriggio, realised with high-quality finishes, is designed to offer maximum energy savings thanks to state-of-the-art systems and will be certified in energy class A4 (the highest class required by current legislation).

The real estate project consists of three buildings of seven upper floors with flats of different sizes, all with excellent views and southern exposure.

Each individual building has stairs and a lift to the residential floors, each floor having three flats. The ground-floor flats have private gardens with fencing and an automatic irrigation system, while the upper-floor flats have spacious covered loggias.

Pedestrian access is autonomous for each stairwell, the residential complex has a basement with garages accessible only to residents .

The new building is certified in energy class A4, thanks to the use of high-quality insulation materials and fittings and special attention to consumption and environmental protection.

Minimisation of consumption and heat loss:

ENERGY CLASS A4, PVC WINDOW FRAMES WITH HIGH THERMAL AND ACOUSTIC PERFORMANCE;

Maximum use of renewable energy sources:

GEOTHERMAL SOURCES, HEAT PUMP, PHOTOVOLTAIC PANELS;

Orientation towards the future:

EARTHQUAKE-PROOF SECURITY, HOME AUTOMATION, INTERNAL FIBRE OPTICS, DEDICATED INDUCTION COOKTOP.

There are flats of different sizes and prices:

64m2 - Two-bedroom flat with 1 bedroom and 1 bathroom from €147,200.

88m2 - Three-bedroom flat with 2 bedrooms and 1 bathroom from €202,400

111m2 - Four-bedroom flat with 3 bedrooms and 2 bathrooms from €255,300.

(commercial sizes)

Garage from €19,000

Given the favourable purchase prices and the high level of finishing, a flat in this complex is an interesting investment for personal use or for letting (also suitable for long-term rental)

Pictures





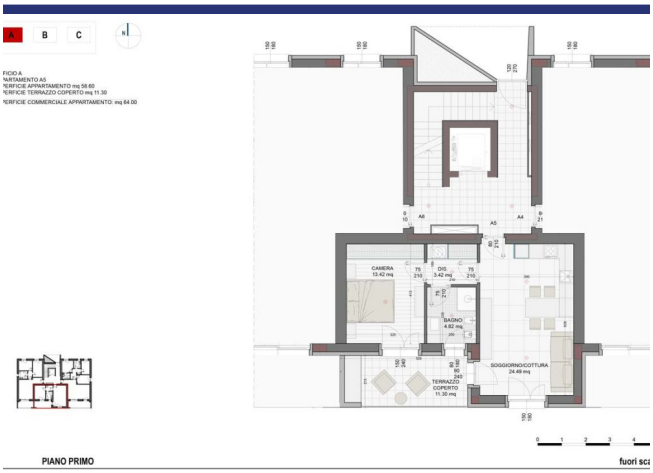


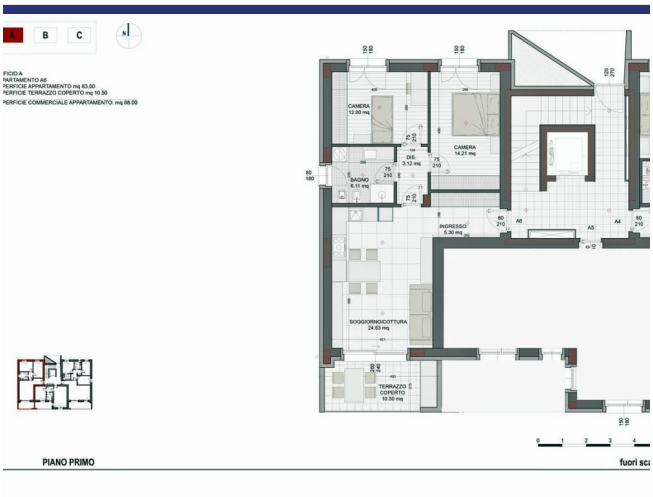

CAMPARI

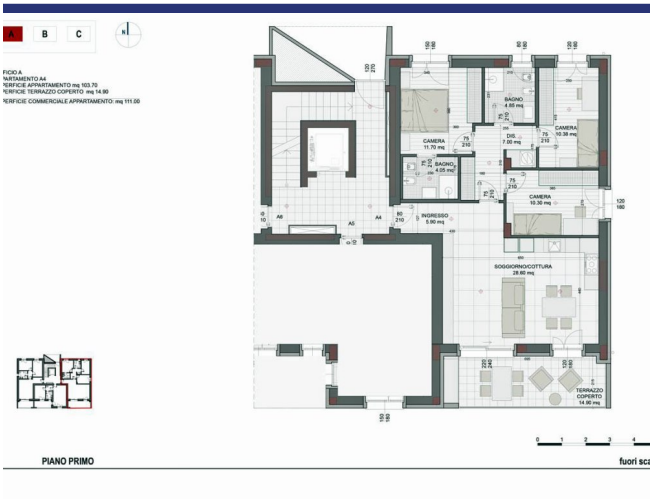


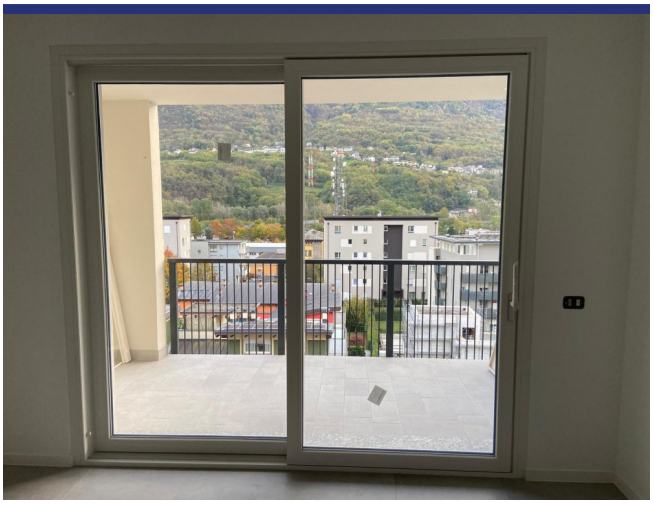


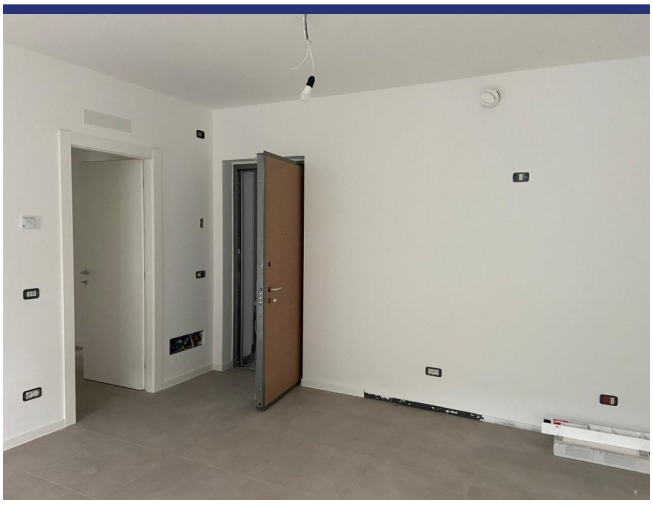



A5
B
C
PIANO PRIMO


A6
B
C
PIANO PRIMO

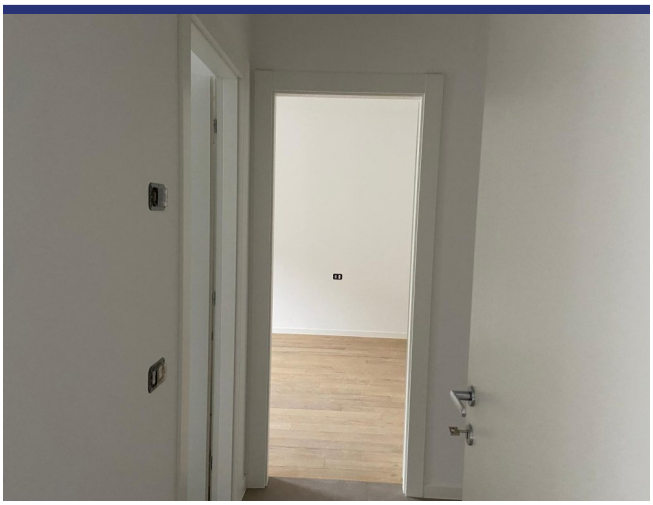

A
B
C
FICIO A
NAMENTO A4
PERFICIE APPARTAMENTO mq 103.70
PERFICIE TERRAZZO COPERTO mq 14.90
PERFICIE COMMERCIALE APPARTAMENTO: mq 111.00
BAGNO 4.65 mq
CAMERA 11.70 mq
DIS. 7.00 mq
CAMERA 10.38 mq
BAGNO 4.05 mq
CAMERA 10.30 mq
INGRESSO 5.90 mq
SOGGIORNO/COTTURA 28.80 mq
TERRAZZO COPERTO 14.90 mq
PIANO PRIMO
fuori sca





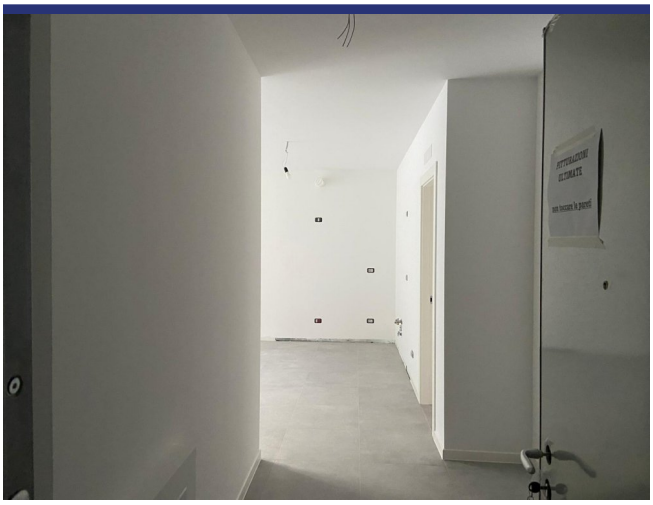




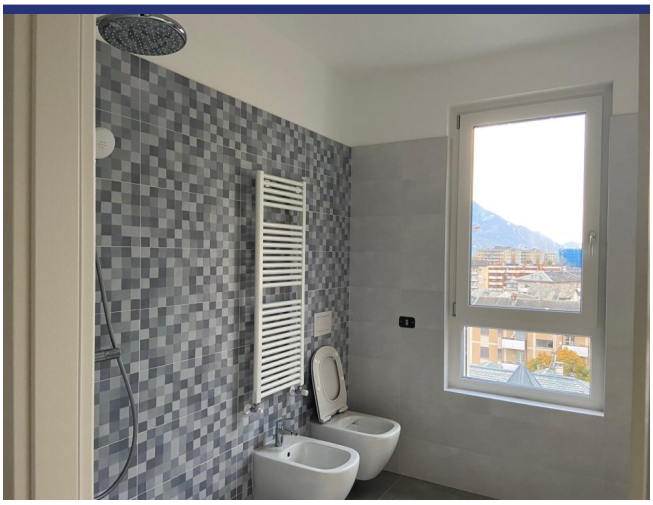






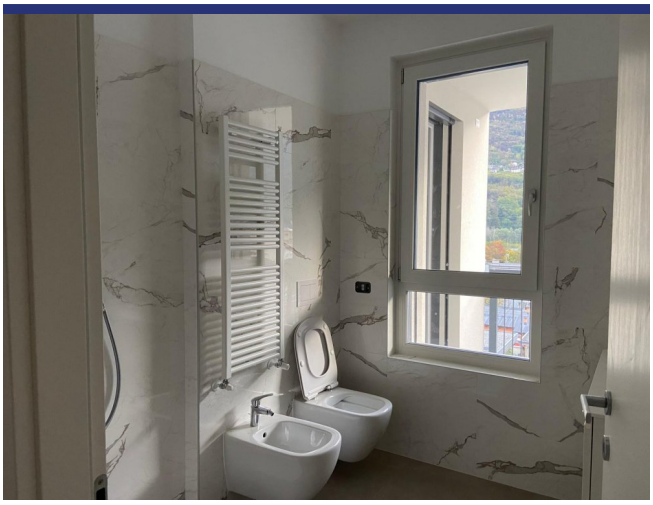


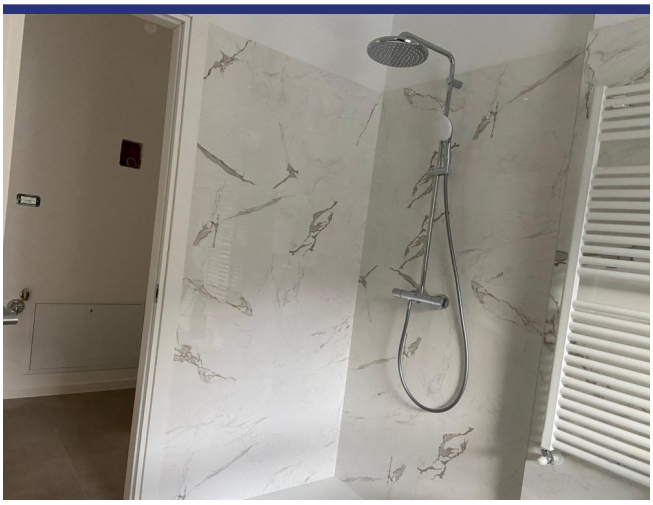













CAMPARI

Location & Details



(Map does not indicate the exact location of the property)

- Reference: 6334
- Apartement/In borgo
- Balcony
- Airco
- Garage: Yes
- Asking Price: € 202.400
- Floorspace: 88 m^2
- Bedrooms: 2
- Bathrooms: 1
- Rental Potential: Good
- Condition of the Property: Newly built
- Status: Available

Information

Information about the purchasing process.

Please contact our agency for more information on the purchasing process.

About ItaliaCasa

ItaliaCasa is a fully accredited Italian real estate agency, specialized in the assistance of foreign property buyers in the most beloved parts of Italy. We combine the best of two worlds. Firmly settled in Italy, we do not forget our northern European roots. Our multilingual representatives in Italy are a guarantee a for a perfect understanding of the local market conditions. We understand our international clients as we do understand the Italian way of doing business. This enables us to offer to our clients the best possible assistance during the buying process.

Why choose for ItaliaCasa?

A successful purchase in Italy does not end with the finding of the right property on a web site. Especially nowadays an interested buyer can find many intermediaries and web portals through which foreign properties are being offered for sale. Often these type of companies lack any knowledge of Italian real estate, the market situation and the legal system in Italy. It is important to choose an officially registered agency who not only knows their properties, but also can properly facilitate the entire buying process with its expertise. According to ItaliaCasa this is when the important part only begins. The completion of the purchase is the work of specialists who know where problems can arise and which matters require extra attention during the purchase. All land registry, legal and permit aspects are being mapped so the interests of the client are optimally being looked after. The end result is a purchase without worries!

More Information or Questions?

ItaliaCasa Srls
Contrada Gualduccio 1
San Ginesio (MC)
Tel +39 0332 1791448
info@italiacasa.net
www.italiacasa.net

Int.: +31 71 3649732
UK: +44 84 33309553
Italy: +39 0332 1791448

info@italiacasa.net
www.italiacasa.net

© ItaliaCasa. The information in this brochure has been compiled with the utmost care. However, it has an informative character and should only be regarded as an invitation to enter into negotiations. The contents of this information will not be legally binding in any way. ItaliaCasa is not liable for damages resulting from incorrect information or otherwise.