

## Oggebbio, Three-room apartment in Vendita : Cadessino



**100 mq | : 2 | : 2 | : 3**

OGGEBBIO - CADESSINO RESIDENTIAL AREA.

NEWLY BUILT FLATS IN ENERGY CLASS 'A'

SPACIOUS THREE-ROOM APARTMENTS WITH TERRACE, SWIMMING POOL, GARDEN, LAKE VIEW, GARAGE

On the very first heights of Oggebbio, a few steps from the small village of Cadessino, in a quiet green area with a splendid lake view, we propose the residential complex 'Monti & Lago' under construction that will be built with the most innovative technologies on the market.

'Monti & Lago' consists of two independent buildings, each with 4 flats, all free on three sides, immersed in a green area of about 4,000 square metres, completely fenced in.

The size of the garden, which also houses an outdoor swimming pool, and a small wooded area along the stream, guarantees relaxation and privacy for all.

Each property consists of only 4 units of about 100 square metres each: two on the first floor and two on the ground floor, and the latter also have about 100 square metres of private garden.

BUILDING 1:

1 A- FIRST FLOOR APARTMENT € 440,000.00 plus VAT

1 B- APARTMENT FIRST FLOOR € 440,000.00 Plus VAT

1 C- GROUND FLOOR APARTMENT € 460,000.00 Plus VAT

1 D- GROUND FLOOR APARTMENT € 460,000.00 Plus VAT

**STABLE 2:**

2 E- FIRST FLOOR APARTMENT € 440,000.00 Plus VAT

2 F- APARTMENT FIRST FLOOR € 440,000.00 Plus VAT

2 G- GROUND FLOOR APARTMENT € 460,000.00 Plus VAT

2 H- GROUND FLOOR APARTMENT € 460.000,00 Plus VAT

All three-room apartments have a large terrace, measuring 17 sq m with a view of the lake and mountains, a living room with an 'all-glass' wall and a view of the lake, two bedrooms, two bathrooms, hallway, utility room, cellar and two garages.

FIRST FLOOR FLAT 1A - 1B - 2E - 2F

living room measuring 40 sq m with open kitchen and direct access to the terrace, two bedrooms, two bathrooms with shower, hallway, utility room, technical room/laundry, terrace; basement: two garages and a cellar.

Large communal garden and shared swimming pool.

Price: € 440,000 + VAT by law. (VAT 4% AS FIRST HOME; VAT 10% FOR SECOND HOME OR HOLIDAY)

1). GROUND FLOOR, FLAT 1C - 1D - 2G - 2H,

consisting of a living room of 40 sq m with open kitchen and direct access to the terrace, two bedrooms with direct access to the garden, two bathrooms with shower, hallway, utility room, technical room/laundry, terrace and garden, of approx. 100 sq m, in exclusive ownership on two sides; basement: two garages and a cellar for a total of approx. 40 sq m.

Large communal garden and swimming pool.

Price: € 460,000 + VAT by law. (VAT 4% AS FIRST HOME; VAT 10% FOR SECOND HOME OR HOLIDAY)

**TECHNICAL INFORMATION**

These buildings have innovative technologies that guarantee high energy performance and a positive impact on sustainability.

The underfloor heating is autonomous and hybrid, and is equipped with a natural gas boiler, heat pump and photovoltaic panels. Split air conditioning is standard.

The windows are PVC, double-glazed, and have an electrified sunshade and mosquito net.

The living room windows have a sliding sash opening.

Energy class 'A'

The electrical system is prepared for a domotic system.

The floors are in porcelain stoneware.

The materials used are all of excellent quality and the interiors can be customised.

The start of construction is scheduled for September 2025 and completion for late summer 2027.





