

PROVINCIA DI LUCCA
COMUNE DI COREGLIA ANTELMINELLI

BUILDING INTERVENTION IN PIANO DI COREGLIA
LOCALITA' ALLA DOGANA - VIA DI NESTRIGNANA

NEWLY BULD RESIDENTIAL COMPLEX READY TO USE

Residence

Le Acacie

BLOCK B
N° 8 APARTMENTS

BLOCK C
N° 4 APARTMENTS



TECHNICAL SPECIFICATIONS

UPDATE 15.03.2020

348 8607785

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Residence Le Acacie

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SMALL NEW INVESTMENT APARTMENTS

with return on invested capital in the event of leasing to third parties
equal to at least 5% net annual

TURNKEY FINISHED NEW APARTMENTS

with independent entrances and systems, with exclusive tavern, garden and parking space

FINISHES OF EXCELLENT QUALITY

tested earthquake-proof construction according to current legislation, certified external insulation system for thermal and acoustic insulation, reinforced concrete ditch for inspectable technical systems, floor slab in the basement with ventilated cavity, underfloor heating system with predisposition for solar panels, centralized satellite reception system, preparation for alarm and suction system, solid wood frames, water-painted with thermo-acoustic certification and accident prevention complete with wooden shutters

HIGH ENERGY EFFICIENCY ENERGY CLASS "B"

54,80 Kwh/mq anno - I.P.E. Energy Performance Index = EURO / ANNO 534,85

SMALL CUT APARTMENTS

STARTING FROM EURO 118 thousand (EURO 91.500,00 in case of residual mortgage transfer)
(EURO 105 THOUSAND WITHOUT FINISHING in BASEMENT)

Net usable living area sqm. 73.20, as well as terraces and ditchers; sqm. 48,80 on the ground or first floor, with independent entrances and systems, exclusive garden and parking space, living / dining room, kitchenette, a double bedroom, a single bedroom and a bathroom, in addition to approx. 24.40 in the basement with basement and laundry room, with the possibility of creating the second bathroom

PARTICULARLY SUITABLE

For young couples, even with a child - For third age residence - For disabled people, apartments in P.T. coplanar with the garden - For single people - For investment with an annual net yield of over 5% in the case of leasing to third parties.

DUPLEX APARTMENTS ON ONE FLOOR

STARTING FROM EURO 198 thousand (EURO 145 thousand in case of mortgage transfer)
EURO 178 THOUSAND WITHOUT FINISHING IN THE BASEMENT

Net usable living area of approx. 146.40 as well as terraces and ditchers; m. 97.60 on the ground or first floor, with independent entrances and systems, exclusive garden and parking space, living room, dining room, kitchen, two double bedrooms, one single bedroom and two bathrooms; m. 48.80 in the basement with two rooms used as a tavern, laundry room, with the possibility of creating a third bathroom.

Possibility to carry out modifications for the personalization of the internal spaces with the possibility of choosing the finishing materials

POSSIBILITY OF FRACTIONAL ACCEPTANCE OF LOAN ALREADY DELIVERED

total savings on preliminary, appraisal, mortgage and contractual registration costs residual mortgage amount for each apartment Euro 26,500 at the variable Euribor rate + 1.25 last installment rate 0.977% at 31.12.19 mortgage expiry year 2026- Installment Euro / month = € 298

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BLOCK C

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The real estate company "TOSCANA LIVING srl" with registered office in the Municipality of Barga, Lucca, Fornaci di Barga district - 55051 - Località Rio del Chitarrino, n.n.c. ; Tax Code, VAT number and registration number in the Business Register at the C.C.I.A.A. of Lucca 02085720460, R.E.A. No. 195,809 is nearing completion a new real estate complex exclusively intended for residential use consisting of a total of 16 housing units, of which 5 completely completed and habitable already sold to third parties residing there, located in the municipality of Coreglia Antelminelli, on the edge of the inhabited center in the hamlet of Piano di Coreglia, locality "La Dogana", via di Nestrignana, in the immediate vicinity of the new bridge over the Serchio river just 25 km from Lucca, registered in the Cadastre Buildings on map sheet no. 38, cadastral map No. 2527, category F3 under construction.

1a

TOTAL REAL ESTATE CONSISTENCY

The property complex in question is made up of three buildings, each consisting of the basement, ground and first floors, which can be used independently. BLOCK "A", consisting of n° 4 apartments completely completed and already sold to third parties residing there, identified by subordinates n° 30, 31, 58 and 59;

BLOCK "B", with direct and independent access from a private road with motorized gate and video intercom, consisting of 8 apartments, 4 of which are on the ground floor identified by the subordinates n° 26, 27, 28 and 29, and 4 in first floor identified by subordinates n° 34, 56, 57 and 37

BLOCK "C", with direct and independent access from a private road with motorized gate and video intercom, consisting of 4 apartments, 2 of which are on the ground floor identified by the subordinates n° 24 and 25, and 2 on the first floor identified by subordinate n° 32 (completely completed and already sold to a private entity residing there) and from subordinate n° 55

Each apartment has the same total useful area of approx. 73.20, net of the walls, of the scannafossi in the basement and of the terraces on the first floor, of which approx. 24.40 of accessory surface in the basement for cellar / tavern - bathroom / laundry room use with internal usable height of 2.40 ml, and sqm. 48.80 of useful living space on the ground floor, or on the first floor, consisting of a living area with kitchenette and living / dining room, hallway night, a bathroom, a double bedroom and a single bedroom.

The apartments on the ground floor have internal access stairs to the basement whose surface is therefore totally integrated with the living area.

The apartments on the first floor are connected to the basement via an exclusive external staircase and are equipped with large terraces with a variable overhang of ml. 1.00 per ml. 2.00, the surface of which is integrated with the usable living area.

The ground floor apartments of block "B" identified by subordinates n ° 26 and n ° 29 will have one double bedroom.

The apartments on the first floor of block "B" identified by the subordinates n ° 56 and n ° 57 will have the common accesses respectively with the sub apartment. 55 located on the first floor of block "C", and with the sub apartment. 58 located on the first floor of block "A",

The first floor apartments identified by subordinates n ° 55,56,57 and 58 do not have a garden but are accompanied by an exclusive parking space inside the residence. The ground floor apartments of block "B" identified by subordinates n ° 26, 27,28 and n °29 in addition to the exclusive garden, are accompanied by an assigned parking space inside the residence.

1b

GENERAL FEATURES

The area in which the intervention falls is completely urbanized and well served by roads and public and private infrastructures.

The project of the entire real estate complex was conceived for the construction of small real estate units that meet current housing and market needs, having all the characteristics that are normally sought after by the customer when purchasing:

certain, very low purchase, management and use costs given the degree of finishing, independence of access and plant engineering without the cost of a condominium, exclusive garden and parking space, exclusive cellar / tavern; excellent degree of finishing and high energy and soundproofing characteristics, plant arrangements for future completions such as: solar panels, photovoltaic panels, air conditioning and dehumidification system, centralized suction and alarm system.

In order to satisfy the greatest number of purchase requests, the building intervention is also set to maximum flexibility and therefore the possibility has been prepared, without having to carry out any structural work, of creating large apartments, obtained by joining two adjacent small apartments , preferably with in-line typology on one level, without however excluding the possibility of the terraced typology

The in-line typology on a single level is obtained by merging two small adjacent units through the sole realization, in the internal load-bearing wall, of a connection opening, already foreseen and considered in the structural calculations in the calculation of the reacting surfaces of the wall partitions , for which the reinforced concrete lintel already inserted in the load-bearing masonry itself has already been made.

In the case of vertical connections for the formation of terraced housing units, the position of the internal staircase connecting the ground floor and the first floor has already been foreseen, which will result in a light steel structure placed in correspondence with the staircase already provided for access in the basement, and the possibility of creating, in correspondence with the staircase itself, an opening in the attic, with a width of 80 cm, placed in the direction of weaving of the joists of the floor slab in the first and extended floor for the entire depth of the compartment, with one side adjacent to the load-bearing masonry and the other side consisting of a floor joist that has already been previously and specially positioned at a distance of cm. 80 with respect to the load-bearing masonry just in view of the possible subsequent vertical connection of the building units.

In Block B, consisting of eight apartments, it is possible to implement the different types at the same time: small apartments and large apartments with single-level or terraced types.

Particularly suitable is the type of large apartment on one level for the union of the apartments identified by subordinates n ° 26 - 27 and subordinates 28 - 29 on the ground floor of block "B" in order to cancel the limitation of a single room provided for small apartments identified by subordinates n ° 26 and 29.

DUPLEX APARTMENTS can be made in BLOCK "B" each of the NET TOTAL USEFUL SURFACE of approx. 146.40

Usable living area sqm. 97.60 - Non-Residential Surface in P. INT sqm. 48.80, each with direct and independent access from a private road:

**n ° 2 on the ground floor obtained from the merger of subordinates n 26 - 27 and subordinates n ° 28 – 29
n ° 2 on the first floor obtained from the merger of subordinates n 34 - 56 and subordinates 57 - 37**

The construction and finishing characteristics of the entire building complex are of excellent quality:

- the basement is isolated from the ground by a perimeter scannafosso built in c. to. where the inspectable technical systems are housed such as the sewage collector for white and black water and the water and natural gas adduction lines;
- the basement floor is made up of a brick floor and reinforced concrete with air chamber of about cm. 30;
- certified thermal external insulation system;
- thickened vertical and horizontal drains silenced and made outside the wall structures;
- low temperature underfloor heating system with high efficiency boiler for hot water production designed for integration with solar panels;
- overall thickness of the horizontal sections corresponding to cm. 40 with thermo-acoustic insulating panels for housing the heating coils;
- preparation of a ceiling air conditioner and dehumidifying system in the night hallway with three spouts;
- preparation of the solar panels line from the basement, where the heating systems are located, to the roof;
- alarm line and centralized reception antenna;
- preparation of centralized suction systems;
- wooden window frames and shutters with certified thermoacoustic characteristics;

Each real estate unit, having characteristics similar to those of BLOCK "A" already certified, has

HIGH ENERGY EFFICIENCY

ENERGY RATING "B"

I.P.E. Energy Performance Index 54,80 Kwh/mq year = EURO / YEAR 534,85

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The works are currently 85% completed, only the internal finishes of each real estate unit have to be carried out, the external plasters including the laying of the diorite stones, all the external arrangements, including the accesses with motorized gate, have already been carried out and video intercom, internal road traffic complete with public lighting, connections to all public and private utilities etc.

The deed in public form relating to the sale of each real estate unit will be signed at present and the completion of the work will be carried out by the company Toscana Living srl and liquidated based on the progress of the work.

BUILDING CHARACTERISTICS: BEARING STRUCTURES, FINISHES AND INSTALLATIONS

2 a

SUPPORTING STRUCTURES (works already completed):

The real estate complex in question, consisting of the basement, ground and first floors, is built and tested in accordance with current anti-seismic legislation:

Foundations and scannafosso:

- 01.** The foundations of the building are continuous in reinforced concrete, set at a depth of about - ml. 3.00 with respect to the countryside level, housed in a forced section excavation, measuring cm. 90 x cm. 60 thick, made of high-strength concrete concrete Rck 300 reinforced with eight irons of 16 and brackets of 8 placed at 20 cm.
- 02.** The foundations of the scannafosso, 50x30 cm in size, are cast in concrete of high resistance Rck 300 concrete reinforced with four irons of 16 and brackets of 8 placed at 20 cm.
- 03.** The scannafosso is made up of a vertical structure made of high-strength Rck 300 concrete, reinforced with a double metal mesh of 10, 15 x 15 cm thick. 25, which also constitutes the support of the sidewalk built at the same time as the floor slab, and is built around the perimeter of the entire building complex, at a distance of approximately 1,00 ml from the vertical structures, to allow the accommodation of the sewage collectors and all the technical systems which can therefore be inspected.

Load-bearing walls and floors:

- 04.** The load-bearing masonry in the basement is made up of solid concrete and leca concrete blocks with a thickness of cm. 30, certificates suitable for second category seismic areas, walled with cement mortar.
- 05.** To the detachment of the walls on the reinforced concrete foundations a bituminous sheath with a thickness of mm. 4 to counteract the rising capillarity of rising humidity.
- 06.** The masonry in elevation for the ground floor and the first floor was made of semi-solid concrete and leca concrete blocks, certified as heat-resistant and soundproofing as required by law, walled with cement mortar, measuring 30 x 25 x 20 cm. (h), for the internal load-bearing partitions between the housing units, and with dimensions of 30 x 50 x 20 cm (h), for all the other load-bearing structures, certified suitable for second-class seismic areas;
- 07.** The floor on the basement level is made up of a slab with a total thickness of cm. 20 = 16 cm + 4 cm of collaborating slab, resting on the continuous foundations so as to leave an air chamber with the soil about cm thick. 50, in reinforced brick or prestressed joists with overlying collaborating slab in high resistance concrete cement casting, thickness cm. 4, armed with wire mesh;
- 08.** The floor slabs on the ground floor, of the panel type with intrados consisting of facing, first and attic concrete slabs, bearing the roofing structure, are made up of brick joists and pots with a total thickness of cm. 20 = 16 cm + 4 cm of collaborating slab in concrete casting reinforced with metal mesh, with 400 Kg / m2 of accidental overload (in addition to the weight of the honeycomb roof considered for the attic floor) as per calculations and legal certificates.
- 09.** The overhangs of the terraces, which are curved with a maximum overhang of ml. 2.00, were made with the same rib as the floor and thrown at the same time as the collaborating slab reinforced with adequate iron springs of 12
- 10.** At the shutter of each floor and thrown at the same time as the ribs, curbs in reinforced concrete made of high-strength concrete Rck 300 reinforced with four irons of 16 and brackets of 8 placed at 20 cm. dimensions of cm. 30 x 20.
- 11.** Simultaneously with the construction of the floor slabs, round-shaped steel pillars with a diameter of 25 cm were installed, mostly destined to house the technological channels, and minimally intended to support the terraces at the maximum projections.

Cover structure and eaves:

- 12.** The roofing structure is of the honeycomb type, consisting of double-walled walls made at a center distance of cm. 80, with interposed brick backboards and overlying collaborating slab in high resistance concrete cement casting, thickness cm. 4 armed with 6 10 x 10 electro-welded wire mesh.
- 13.** Above the attic floor, an alveolar concrete screed with a thickness of cm. 10 thermal insulation certificate.
- 14.** The thin reinforced concrete structures, such as the eaves, the external stairs and the cantilevered terraces, are made of high-strength concrete casting, conveniently reinforced and sized in accordance with the anti-seismic regulations.
- 15.** At the eaves line and the gables of the roof, cast at the same time as the ribs, curbs in reinforced concrete made of high resistance concrete Rck 300 reinforced with four irons of 16 and brackets of 8 placed at cm. 20, the size of cm. 30 x 20.

16. The eaves are in copper with a machined shape, thickness. 5/10 development cm. 33, copper converse and copper descendants thick. 5/10, with a round shape of 10, complete with copper sealing hooks.

17. The roof covering is in Portuguese-style terracotta with special pieces, including vents, ventilation and chimney in steel:

18. The "life line" was built on the roof, certified in compliance with current legislation and at the same time the solar panels line was prepared from the scannafosso to the attic, with double return pipe including probe excluding specific equipment such as the boiler and the solar panels on the roof.

19. Two domes in galvanized iron and plexiglass were installed to cover the two external stairwells and the two closets on the ground floor inside the stairs

2b RIFINITURE ED IMPIANTISTICA DI CARATTERE GENERALE (opere già realizzate):

20. Stones: All the stones are made of smoothed Diorite with a thickness of cm. 4, for the windowsills and thresholds, and rough diorite, for the external stairs and the covers of the terraces and the silent partitions, with a thickness of cm. 2/3.

21. Plasters: External civil plaster executed with the certified thermal insulation coating system.

General works and systems:

22. Internal vertical drains for black and white water made with pipes and special pieces with thickness and certified soundproofing.

23. Connection to the municipal sewage system for black water drains including the system for the disposal of rainwater by means of a coil of drainage pipes.

24. Realization of the connection to the municipal aqueduct with the predisposition for 16 users.

25. Realization of a centralized utility meter compartment including Enel and CNG connections prepared for 16 users.

26. Construction of the retaining wall on the main road side to support the internal road network.

27. Supply and installation of the grids in the sidewalks for lighting and aerating the scannafossi

28. Preparation of all internal systems including external backbones

29. Realization and arrangement of the external partitions of the private gardens in exposed concrete blocks like stone with diorite cover.

30. Supply and installation of iron railings to terraces and external stairs.

31. Supply and installation of external flooring for terraces, including waterproofing, and for pavements, including baseboards;

32. Realization of external stairs in galvanized iron, placed in the ditches for exclusive access to the basement,

33. Realization of the internal road system consisting of the installation of drive-over plastic gratings drowned in the ground and subsequently grassed, and concrete sidewalks complete with paving like worked stone.

34. Construction of a Camet motorized driveway gate for access to the residence, including a separate pedestrian gate equipped with a video intercom.

35. Realization of galvanized steel railing to delimit the entire purchased.

36. Realization of condominium lighting with twilight control. 37. External painting including panels on doors and windows

2c COMPLETION WORK TO BE PERFORMED WITHIN 120 WORKING DAYS FROM THE PRELIMINARY CONTRACT With ample opportunity to customize the internal dividers and choice of finishing materials

38. Realization of internal partition walls in brick, with a finished thickness of about cm. 10, including the construction of shoulder straps and platbands and anything else necessary.

39. Realization of the electrical system of the centralized type, removable and sectioned for each environment, with corrugated under the track and under the floor. Composed of a light point, a power socket, a telephone socket and a TV socket (excluding antenna) for each room. Including two external lighting points controlled from the inside, boiler connection, intercom system. Centralized electrical panel with differential switches and equipped with an adequate magnetothermic switch, fruits of the Master company with white plastic plates, grounding line and satellite preparation. Including masonry works for traces, scratches and masonry boxes. Including certification of compliance with current legislation and anything else necessary.

40. Arrangement of the alarm system ducts excluding all specific equipment.

41. Construction of the water system for the supply of hot and cold water, including connection to the meter with an underground line or that can be inspected within the scannafosso, for a bathroom and a kitchen number, as well as a laundry point with provision for drainage in the basement, including line gas, n ° an external supply point, masonry works and anything else necessary.

42. Construction of the first lightweight concrete screed on the ground and first basement floor, to cover and level the corrugated electrical system and the hot and cold water supply pipes, for the formation of the floor. basement and floor laying of the housing panels for the coils of the floor system for the ground and first floors.

43. Supply and installation of foamed polyethylene sheath for soundproofing, such as isolmant or soundproofing certified floor heating system panels, on flooring.

44. Construction of underfloor heating system with the supply and installation of suitable thermoformed modular insulating panels, excluding the bathroom and the basement, with a high-performance condensing boiler with hot water storage and roof drain, including gas line from the meter, fittings, special pieces and accessories, including building works and anything else necessary.

45. Installation of a radiator type radiator in the bathroom is included.

- 46.** The heating system will be carried out in compliance with the law 10 filed and the current legislation at the time of the request for permits, and everything must be certified as per the law.
- 47.** Realization of the self-leveling screed covering the heating coils for the realization of the laying surface of the floor on the ground and first floors.
- 48.** Supply and installation of windows and French windows, with one or two doors for the ground and first floors, made up of solid wood windows with Tuscan strips, with hardware with anti-burglary points as much as necessary, including anti-tilt and micro-ventilation . Low emission glasses with Argon gas, thickness 4-16-4 in the windows and thickness 3 + 3-12-3 + 3 in the French windows whose low mirrors will result in smooth panels. All complete with locks and masonry works including legal certifications and anything else necessary.
- 49.** Supply and installation of a single-leaf, full mirror or glass screen, complete with lock for access to the basement, including masonry.
- 50.** Supply and installation of wooden window and French window, with one or two doors for the basement, complete with glass, locks, masonry and anything else necessary.
- 51.** Supply and installation of water-painted wooden shutters in gray color, with one or two doors for windows and French doors on the first floor, model without protruding appliances, including the lock with key at the entrances, including building works and what other necessary.
- 52.** Supply and installation of internal panels in honeycomb wood, with one door with clear span cm. 60 - 70 - 80, with one or two mirrors, white lacquered, including counterframe, donuts, hardware, locks, masonry works and anything else necessary.
- 53.** Supply and installation of interior floors on the first floor made of high quality porcelain stoneware, (Purchase price per square meter, excluding installation, € 15.00 per square meter).
- 54.** Supply and installation of a wooden skirting board. (Purchase price per ml., Excluding installation, € / ml 3.50)
- 55.** Supply and installation of interior floors for bathrooms, if required other than floors, coordinated with the covering, in single-fired tiles or unpolished porcelain stoneware of first choice, 20 x 20, 25 x 25 or 30 x 30 included grouting and anything else necessary, except for greeks and decorations. (Purchase price per square meter, excluding installation, € 15.00 per square meter)
- 56.** Supply and installation of cladding for n ° a bathroom and n ° a kitchen, limited to the area discovered between the base and the wall units, in first choice ceramic tiles, 15 x 15 or 20 x 20 without ribbons or decorations, including grouting and anything else necessary. . (Purchase price per m2, excluding installation, € / m2 18.00)
- 57.** Supply and installation of sanitary fixtures for n ° a bathroom consisting of Ideal Standard white porcelain series or similar with n ° 1 built-in washbasin on a marble top, without cabinet, n ° 1 w.c. with built-in unloading cistern, 1 bidet and 1 shower tray excluding sliding panels for cabin formation; all including the connection to the drainage columns, masonry and anything else necessary (Purchase price for a complete series as described, excluding installation € 600.00)
- 58.** Supply and installation of a complete series of chromed steel taps, with mixers and / or star knobs, including complete kits for n°1 bathroom with n° 1 sink, n° 1 w.c. c, n° 1 bidet and n° 1 shower, including assembly, masonry and anything else necessary. (Purchase price for a complete series as described, excluding installation € 300.00)
- 59.** Supply and installation of powder-coated iron railings for terraces, and external stairs, height, for fences and dividers between housing units h 60/80, simple design with half-round flat handrail mm 40 x 12, included masonry and anything else necessary.
- 60.** Supply and installation of private gates, driveway and pedestrian, in galvanized or powder-coated iron, with a simple design as indicated by the Works Management, including electric lock, masonry and anything else necessary.
- 61.** Supply and installation of internal stairs for access to the basement in hot galvanized iron, excluding painting, with a width of cm. 80/100 with tubular iron uprights and treads in embossed press-formed sheet metal, including masonry and anything else necessary.
- 62.** Realization of internal plasters in the basement, excluding the scannafossi and the ceilings that are already finished with concrete, only to be smoothed in the joints, constituting the lower formwork of the floor, ground and first floor in premixed of excellent quality with aluminum edge protectors, including building works and anything else necessary.
- 63.** Realization of the interior paintings in the basement, ground and first.
- 64.** Realization of the external painting in colors chosen by the D.L. (partly already done)
- 65.** Realization of the internal access paths to each single real estate unit (partly already executed).

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N ° 8 APARTMENTS BLOCK "B": SUB 26,27,28,29 (Plan T) SUB 34,56,57,37 (Plan 1) are affected by a 15-year mortgage loan, already divided into 8 shares per variable rate Euribor + 1.25 with amortization starting from 30.06.2011, with initial financing for each apartment of € 48,812.50, now residual, with the payment of the half-yearly installment n ° 17 at 31.12.2019, at € 26,772, 50 in CT26.500,00 for each apartment.

The half-yearly installment paid at 31.12.2019 at the rate of 0.977 was € 1,790.97 corresponding to a monthly installment of € 298.00 for each I.U

- apartment sub 55 with entrance and common parking with the sub 56
- apartment sub 57 with entrance and common parking with sub 58

In calculating the sale price, the incidence of value due to the surfaces of the terraces, the scannafossi and the condominium surfaces was not taken into account: internal, intended for technological systems, and external, intended for roads, greenery and technical areas.

The price established for the sale of each single real estate unit is fixed and invariable, inclusive of unforeseen events, net of VAT (with rates 4%, first home, or 10%, second home, corresponding to the registration tax which is not due) of the contractual connection to public and private utilities and the contractual costs to be borne by the buyer as per the law, and was determined considering the incidence of the surfaces relating to the gardens and terraces exclusive and in operation, with respect to the entire complex real estate, location, exposure, floor level, equipment etc.

Each real estate unit, in the type of small denomination, is already identified in the land registry, together with the uncensored common goods, in the planimetric elaboration recorded in the Building Cadastre database and registered in category F3: Building under construction.

As indicated above, **the sale of the real estate unit in the current rustic state** is expected and the completion of the works will be carried out at the expense and expense of the Toscana Living company, within three working months from the date of signing of the notarial deed, based on a specific contract contract signed at the same time as the preliminary purchase, with liquidation of the works by the new owner based on the progress of the works, as agreed, subject to verification of compliance with the contractual agreements.

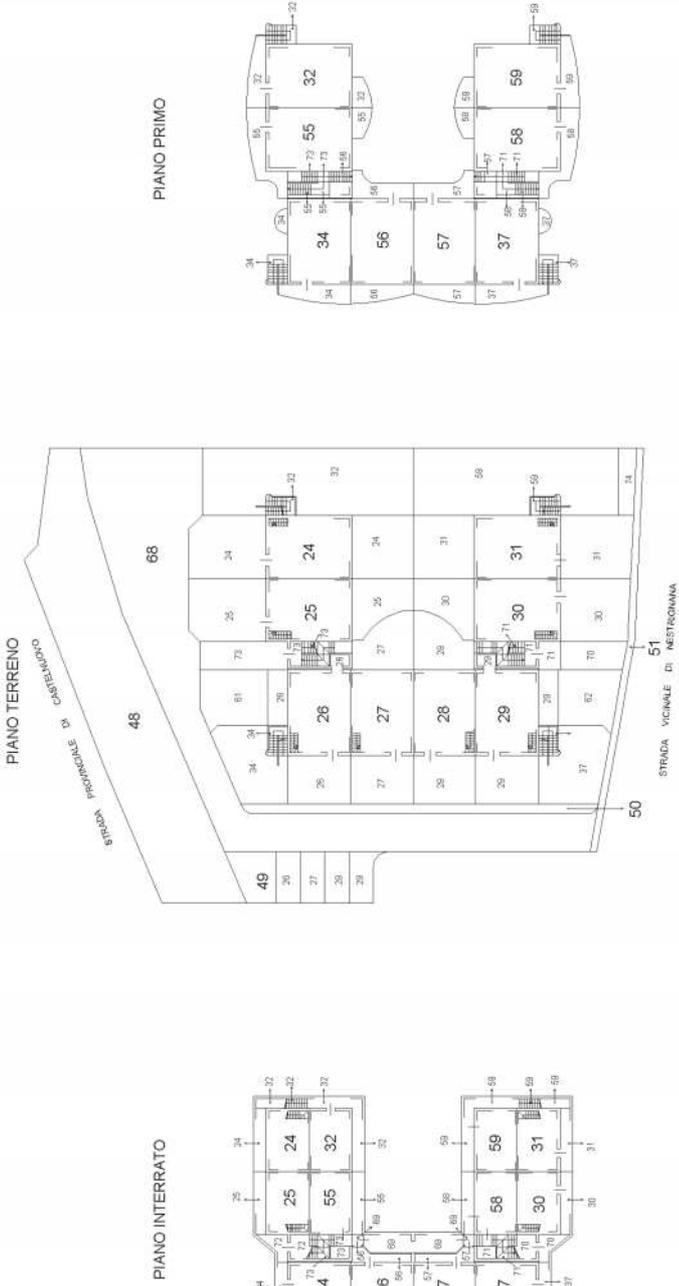
The above procedure is the maximum guarantee for the promising buyer who immediately buys the property of the real estate unit without being exposed, even for a second, to business risks: in fact, the confirmation deposit, as specified below, can also be collected by the company seller only at the time of signing the notarial deed.

Furthermore, the payment of the progress of the works will be carried out by an already owner and will be subject to verification of compliance with all the contractual characteristics.

In the event of a loan takeover, the residual loan amount at 31.12.2019 of € 26,500 per APP will be deducted. LITTLE ONES

In the event of a loan takeover, the residual loan amount at 31.12.2019 of € 53,000 per APP will be deducted. DUPLEX

ELABORATO PLANIMETRICO	Compilato da: Gonnella Rolando	Iscritto all'albo: Geometri	Prov. Lucca	N. 700
Comune di Coreglia Antelmellini	Sezione: Foglio: 38	Particella: 2527	Protocollo n.	del
Dimostrazione grafica dei subalterni	Tipo Mappale n.		del.	Scala 1 : 500



LEGENDA

BLOCCO A	SUB 30 Appartamento P.T. di mq. 48,80 + P.INT. h=ml. 2,40 di mq.24,40, oltre scannafosso Giardino con Posto Auto esclusivi = mq. 76,00	VENDUTO S.U.A. = mq. 73,20
BLOCCO A	SUB 31 Appartamento P.T. di mq. 48,80 + P.INT. h=ml. 2,40 di mq.24,40, oltre scannafosso Giardino con Posto Auto esclusivi = mq. 89,40	VENDUTO S.U.A. = mq. 73,20
BLOCCO A	SUB 58 Appartamento P.1°. di mq. 48,80 + P.INT.h=ml. 2,10 di mq.24,40, oltre scannafosso Posto Auto esclusivo= mq. 18,40 - terrazzi esclusivi = mq. 21,50	VENDUTO S.U.A. = mq. 73,20
BLOCCO A	SUB 59 Appartamento P.1°. di mq. 48,80 + P.INT.h=ml. 2,10 di mq.24,40, oltre scannafosso Giardino con Posto Auto esclusivi = mq. 160,00 - terrazzi esclusivi = mq. 16,90	VENDUTO S.U.A. = mq. 73,20
BLOCCO B	SUB 26 Appartamento P.T. di mq. 48,80 + P.INT. h=ml. 2,40 di mq.24,40, oltre scannafosso Giardino + Posto Auto esclusivi = mq. 59,90	S.U.A. = mq. 73,20
BLOCCO B	SUB 27 Appartamento P.T. di mq. 48,80 + P.INT. h=ml. 2,40 di mq.24,40, oltre scannafosso Giardino + Posto Auto esclusivi = mq. 74,30	S.U.A. = mq. 73,20
BLOCCO B	SUB 28 Appartamento P.T. di mq. 48,80 + P.INT. h=ml. 2,40 di mq.24,40, oltre scannafosso Giardino + Posto Auto esclusivi = mq. 74,30	S.U.A. = mq. 73,20
BLOCCO B	SUB 29 Appartamento P.T. di mq. 48,80 + P.INT. h=ml. 2,40 di mq.24,40, oltre scannafosso Giardino + Posto Auto esclusivi = mq. 59,90	S.U.A. = mq. 73,20
BLOCCO B	SUB 34 Appartamento P.1°. di mq. 48,80 + P.INT.h=ml. 2,10 di mq.24,40, oltre scannafosso Giardino con Posto Auto esclusivi = mq. 52,10 - terrazzo esclusivo mq. 13,30	S.U.A. = mq. 73,20
BLOCCO B	SUB 56 con scale di accesso al P.1°. e prima rampa di accesso al P.1 comuni al subalterno n° 55 Appartamento P.1°. di mq. 48,80 + P.INT.h=ml. 2,10 di mq.24,40, oltre scannafosso Posto Auto esclusivo = mq. 20,00 - terrazzo esclusivo mq. 21,40	S.U.A. = mq. 73,20
BLOCCO B	SUB 57 con scale di accesso al P.T. e prima rampa di accesso al P.1 comuni al subalterno n° 58 Appartamento P.1°. di mq. 48,80 + P.INT. h=ml. 2,10 di mq.24,40, oltre scannafosso Posto Auto esclusivo = mq. 17,40 - terrazzi esclusivi = mq. 21,40	S.U.A. = mq. 73,20
BLOCCO B	SUB 37 Appartamento P.1°. di mq. 48,80 + P.INT. h=ml. 2,10 di mq.24,40, oltre scannafosso Giardino con Posto Auto esclusivi = mq. 55,00 - errazzi esclusivi = mq. 13,30	S.U.A. = mq. 73,20
BLOCCO C	SUB 24 Appartamento P.T. di mq. 48,80 + P.INT. h=ml. 2,40 di mq.24,40, oltre scannafosso Giardino con Posto Auto esclusivi = mq. 91,20	S.U.A. = mq. 73,20
BLOCCO C	SUB 25 Appartamento P.T. di mq. 48,80 + P.INT. h=ml. 2,40 di mq.24,40, oltre scannafosso Giardino con Posto Auto esclusivi = mq. 80,90	S.U.A. = mq. 73,20
BLOCCO C	SUB 32 Appartamento P.1°. di mq. 48,80 + P.INT.h=ml. 2,10 di mq.24,40, oltre scannafosso Giardino con Posto Auto esclusivi = mq. 151,10 - terrazzi esclusivi = mq. 16,90	VENDUTO S.U.A. = mq. 73,20
BLOCCO C	SUB 55 Appartamento P.1°. di mq. 48,80 + P.INT.h=ml. 2,10 di mq.24,40, oltre scannafosso Posto Auto esclusivo = mq. 20,20 - terrazzi esclusivi = mq. 21,50	S.U.A. = mq. 73,20

BENI COMUNI NON CENSIBILI

SUB 48 Scarpata comune a tutti gli appartamenti SUB 49 Posto Auto Handicapp / zona manovra comune a tutti gli appartamenti SUB 50 Marciapiede comune a tutti gli appartamenti SUB 51 Area urbana destinata ad ampliamento strada da cedere gratuitamente al comune SUB 60 Zona posti auto esclusivi a favore sub 26,27,28,29. SUB 61 Area di sosta comune ai subalterni n° 55 - 56	Area di sosta comune ai subalterni n° 57 - 58 SUB 62 Viabilità interna comune a tutti gli appartamenti SUB 63 Vani tecnici in piano interrato comuni a tutti gli appartamenti SUB 64 scale comuni ai subalterni n° 57 - 58 SUB 65 scale comuni ai subalterni n° 55 - 56 SUB 66 comune ai subalterni n. 31 - 59 SUB 74
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ATTESTATO DI PRESTAZIONE ENERGETICA DEGLI EDIFICI

2015_11_27-MCHMNL75L16E715B-25

VALIDO FINO AL: 27-11-2025



DATI GENERALI

Destinazione d'uso <input checked="" type="checkbox"/> Residenziale <input type="checkbox"/> Non residenziale Classificazione D.P.R. 412/93: E.1(1)	 Oggetto dell'attestato <input type="checkbox"/> Intero edificio <input checked="" type="checkbox"/> Unità immobiliare: Unità abitativa <input type="checkbox"/> Gruppo di unità immobiliari <small>Numero di unità immobiliari di cui è composto l'edificio: 1</small>	<input type="checkbox"/> Nuova costruzione <input checked="" type="checkbox"/> Passaggio di proprietà <input type="checkbox"/> Locazione <input type="checkbox"/> Ristrutturazione importante <input type="checkbox"/> Riqualificazione energetica <input type="checkbox"/> Altro: _____
--	---	---

Dati identificativi Regione: TOSCANA Comune: Coreglia Antelminelli Indirizzo: Fraz. Piano di Coreglia, loc. Alla Dogana, Via Nistrignana Piano: Piano primo Interno: Coordinate GIS: 44.03N 10.31 E	Zona climatica: E Anno di costruzione: 2006-2015 Superficie utile riscaldata: 72,82 m ² Superficie utile raffrescata: 72,82 m ² Volume lordo riscaldato: 271,31 m ³
--	--

Comune catastale	Coreglia Antelminelli			Sezione	Foglio	38	Particella	2527
Subalterni	da	a	da	a	da	a	da	a
Altri subalterni	32							

Servizi energetici presenti <input checked="" type="checkbox"/> <input type="checkbox"/> Climatizzazione invernale <input type="checkbox"/> <input checked="" type="checkbox"/> Climatizzazione estiva	<input type="checkbox"/> <input checked="" type="checkbox"/> Ventilazione meccanica <input checked="" type="checkbox"/> <input type="checkbox"/> Prod. acqua calda sanitaria	<input type="checkbox"/> <input checked="" type="checkbox"/> Illuminazione <input type="checkbox"/> <input checked="" type="checkbox"/> Trasporto di persone o cose
---	---	--

PRESTAZIONE ENERGETICA E DEL FABBRICATO

La sezione riporta l'indice di prestazione energetica globale non rinnovabile in funzione del fabbricato e dei servizi energetici presenti, nonché la prestazione energetica del fabbricato, al netto del rendimento degli impianti presenti.

Prestazione energetica del fabbricato 	Prestazione energetica globale 	Riferimenti Gli immobili simili a questo avrebbero in media la seguente classificazione Se nuovi: B(22,87) Se esistenti: B(22,87)
--	---	---

MAPPA AEREOFOTOGRAMMETRICA



VISIONE PROSPETTICA



348 8607785

staff@toscanaliving.eu

Residence Le Acacie

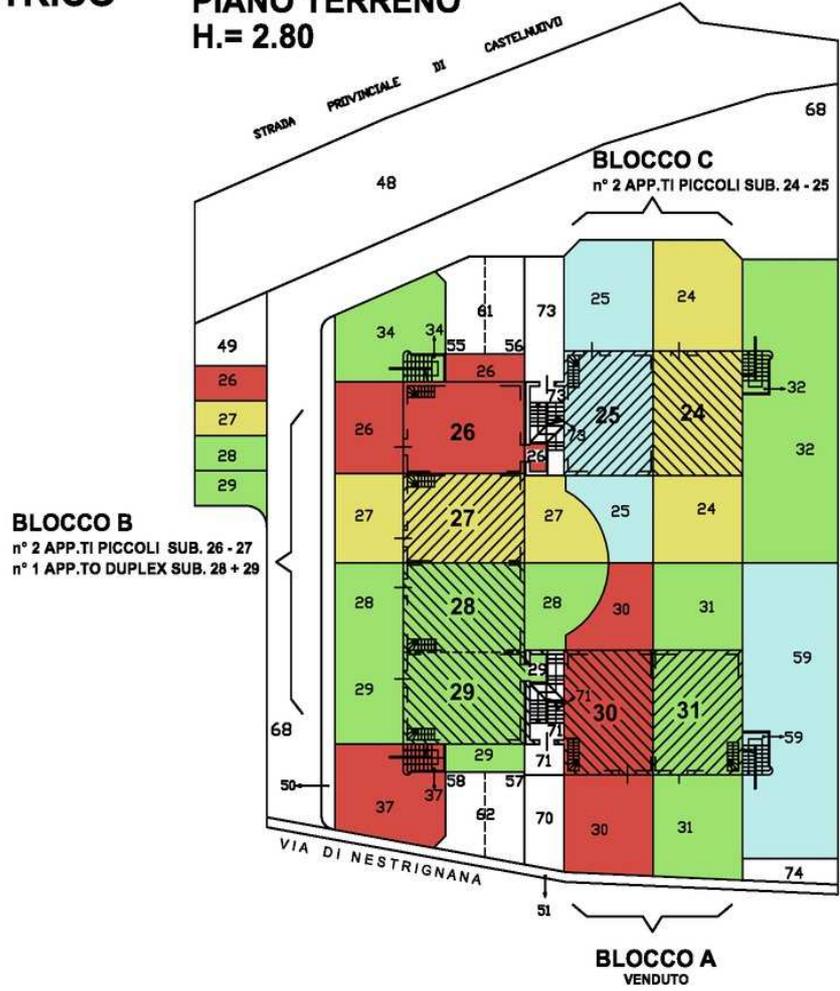
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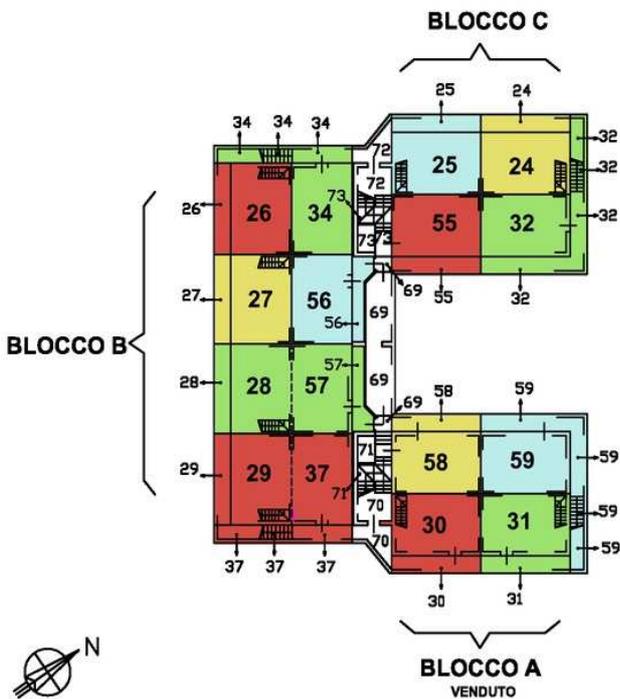
toscanaliving@arubapec.it

ELABORATO PLANIMETRICO

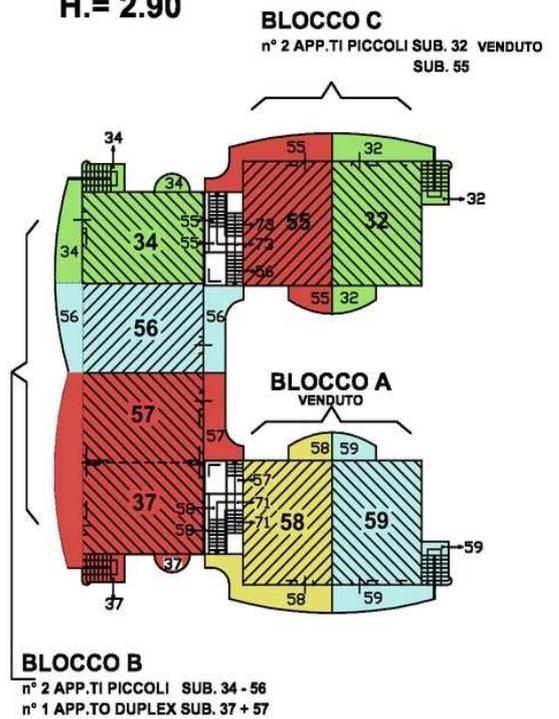
PIANO TERRENO
H.= 2.80



PIANO INTERRATO
H.= 2.40

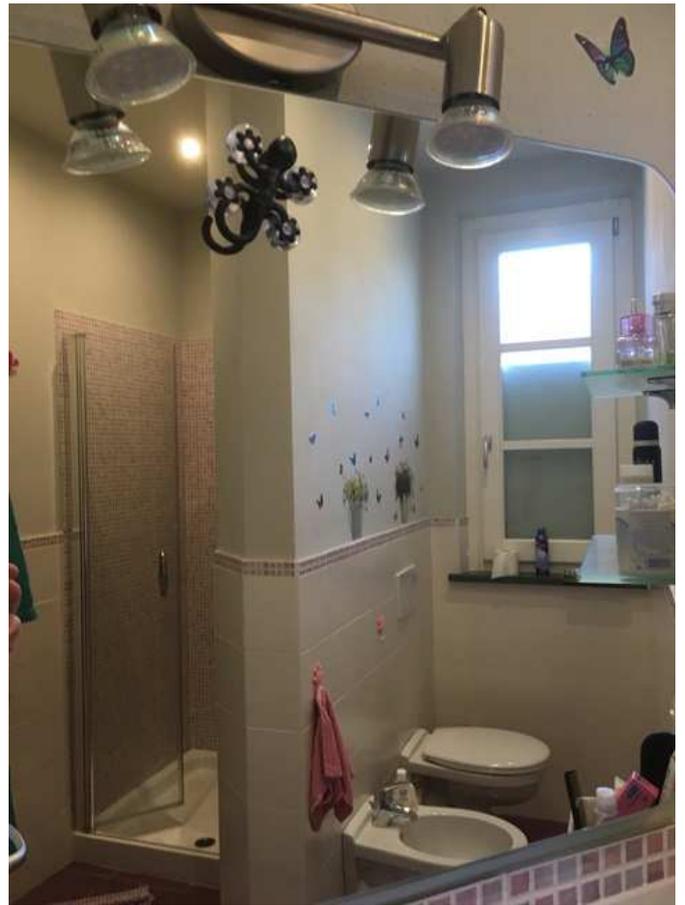


PIANO PRIMO
H.= 2.90







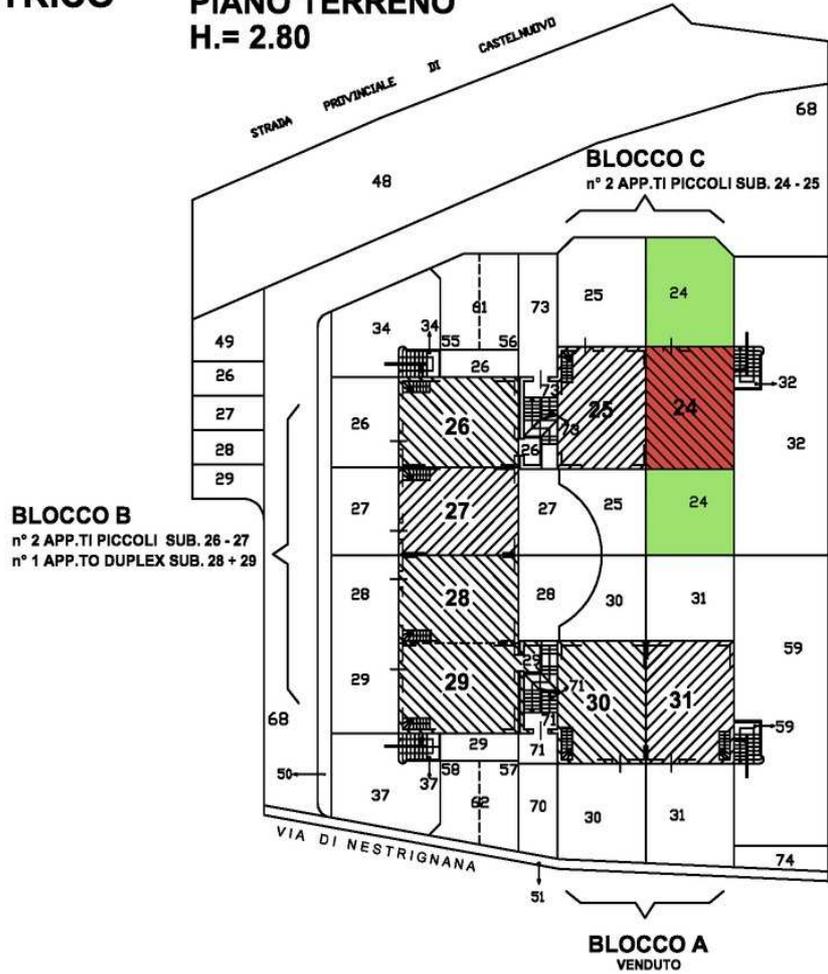




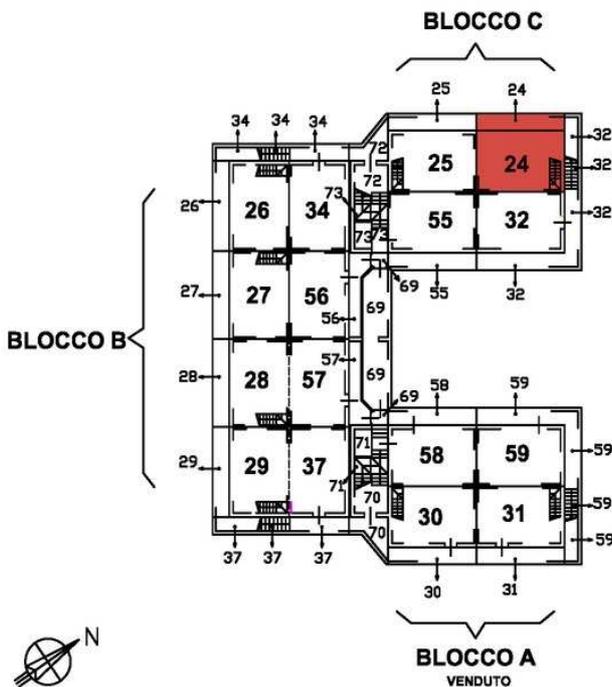
ELABORATO PLANIMETRICO

SUB. 24

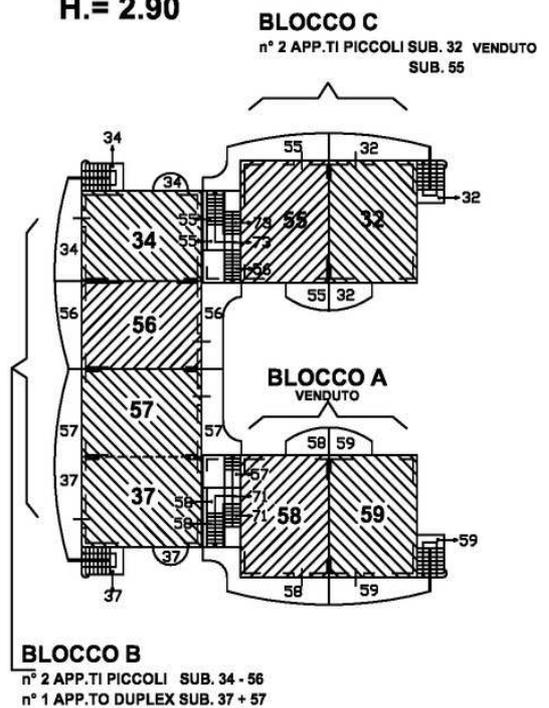
PIANO TERRENO H.= 2.80



PIANO INTERRATO H.= 2.40

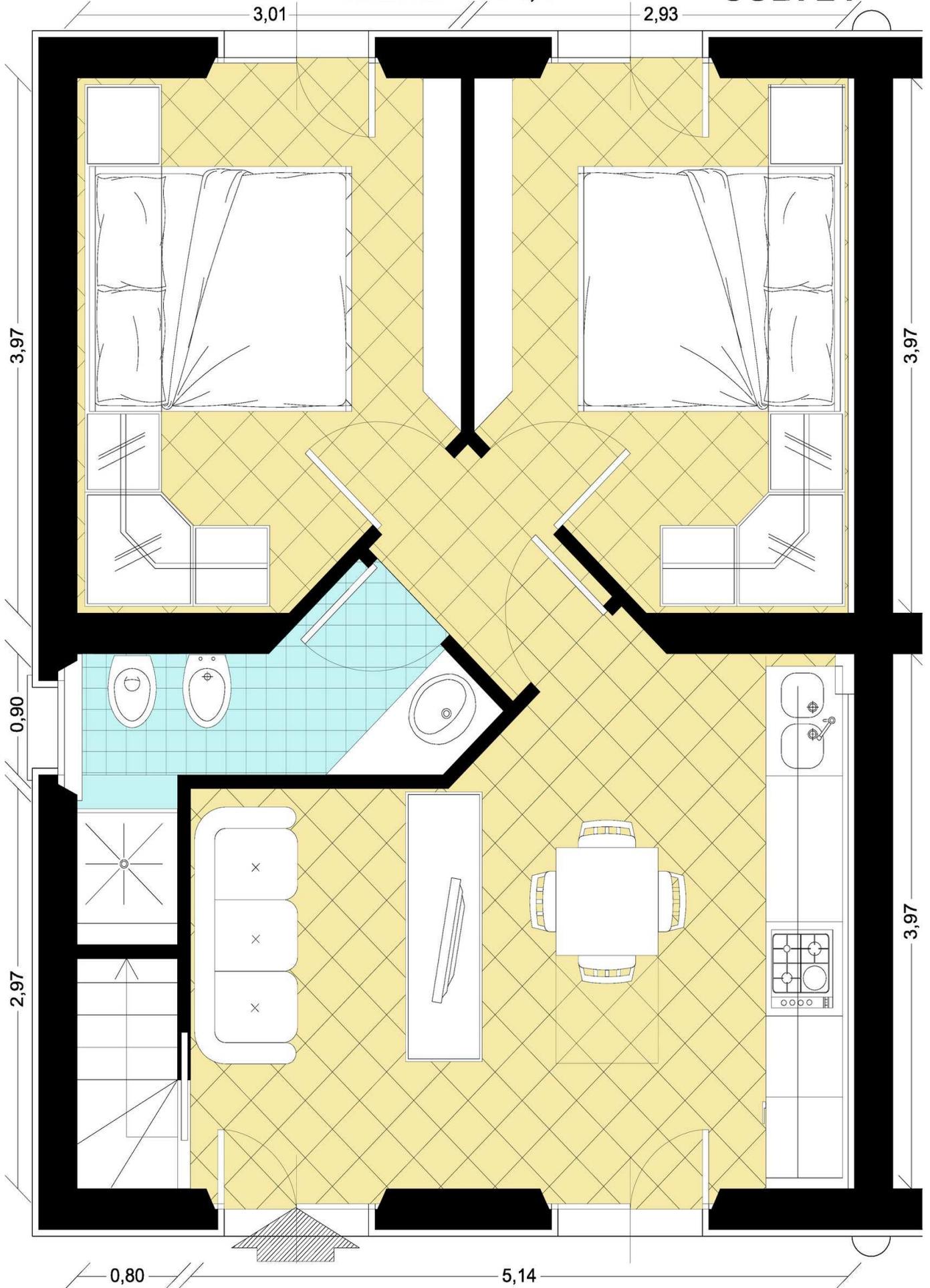


PIANO PRIMO H.= 2.90



PIANO TERRENO SCALA 1:50 A4
SCALA 1:25 A3 H=2,80

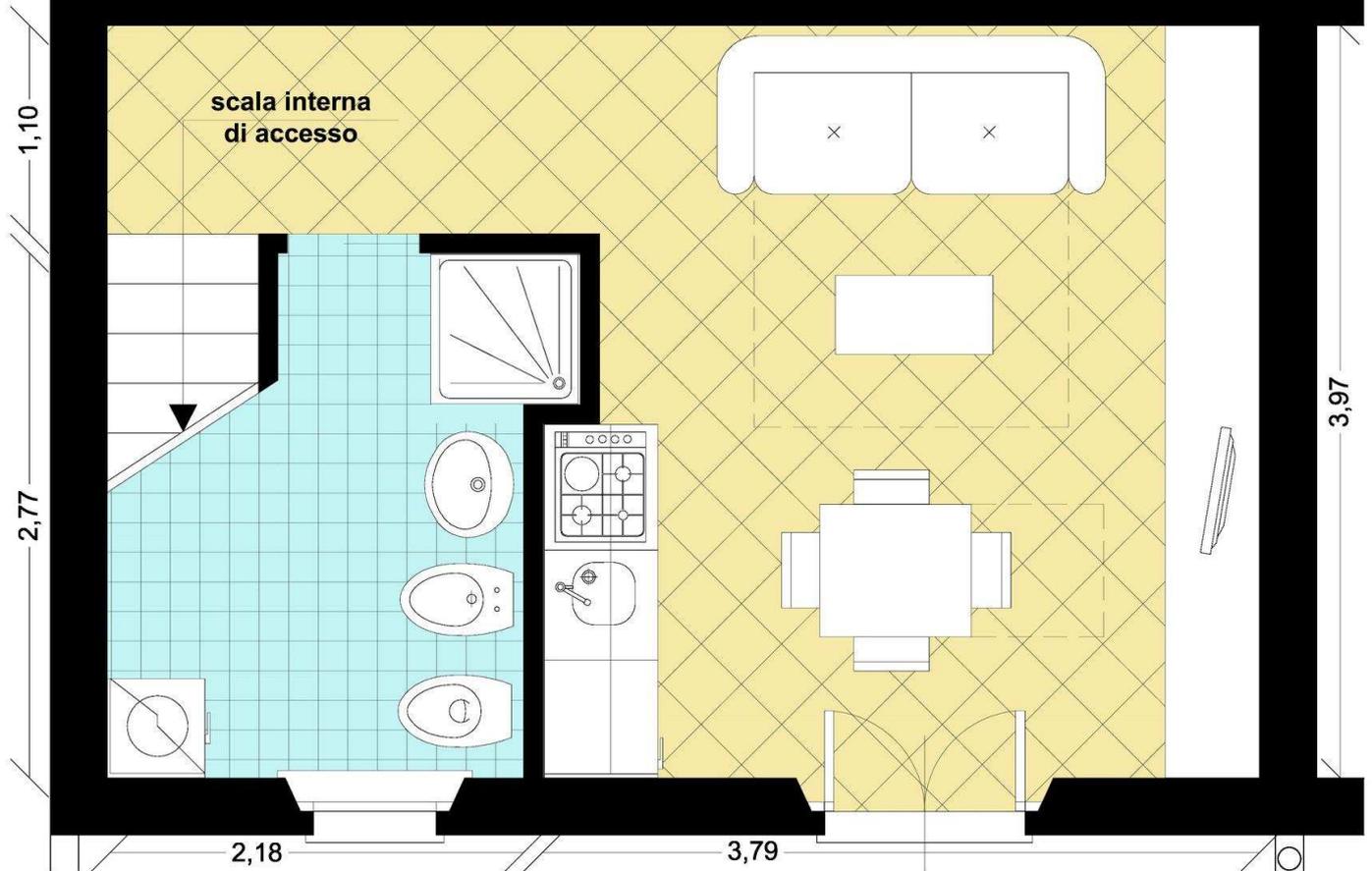
SUB. 24



PIANO INTERRATO H=2,40

6,09

SUB. 24



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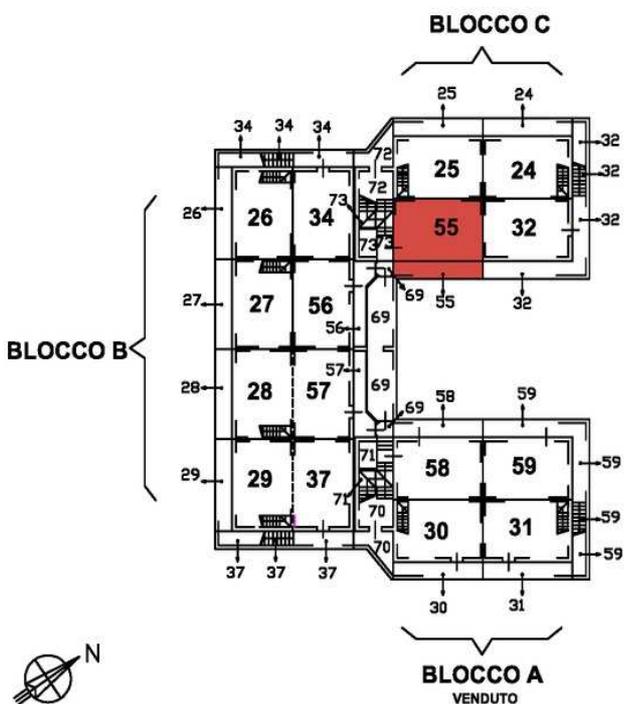
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ELABORATO PLANIMETRICO
SUB. 55

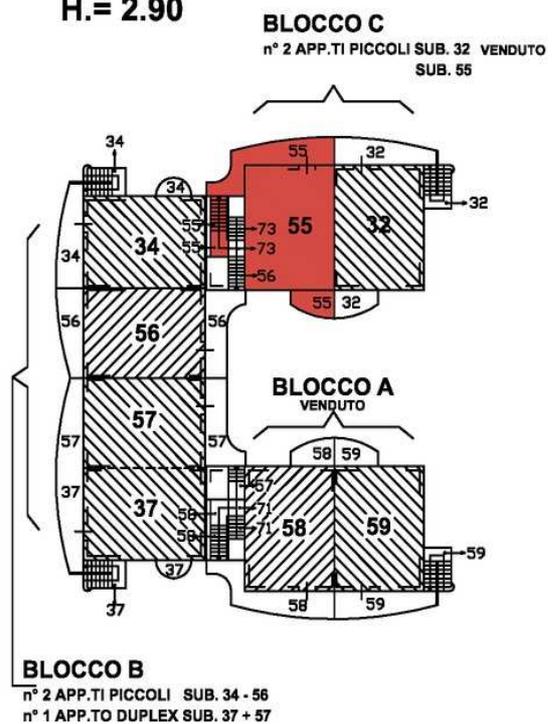
PIANO TERRENO
H.= 2.80



PIANO INTERRATO
H.= 2.40

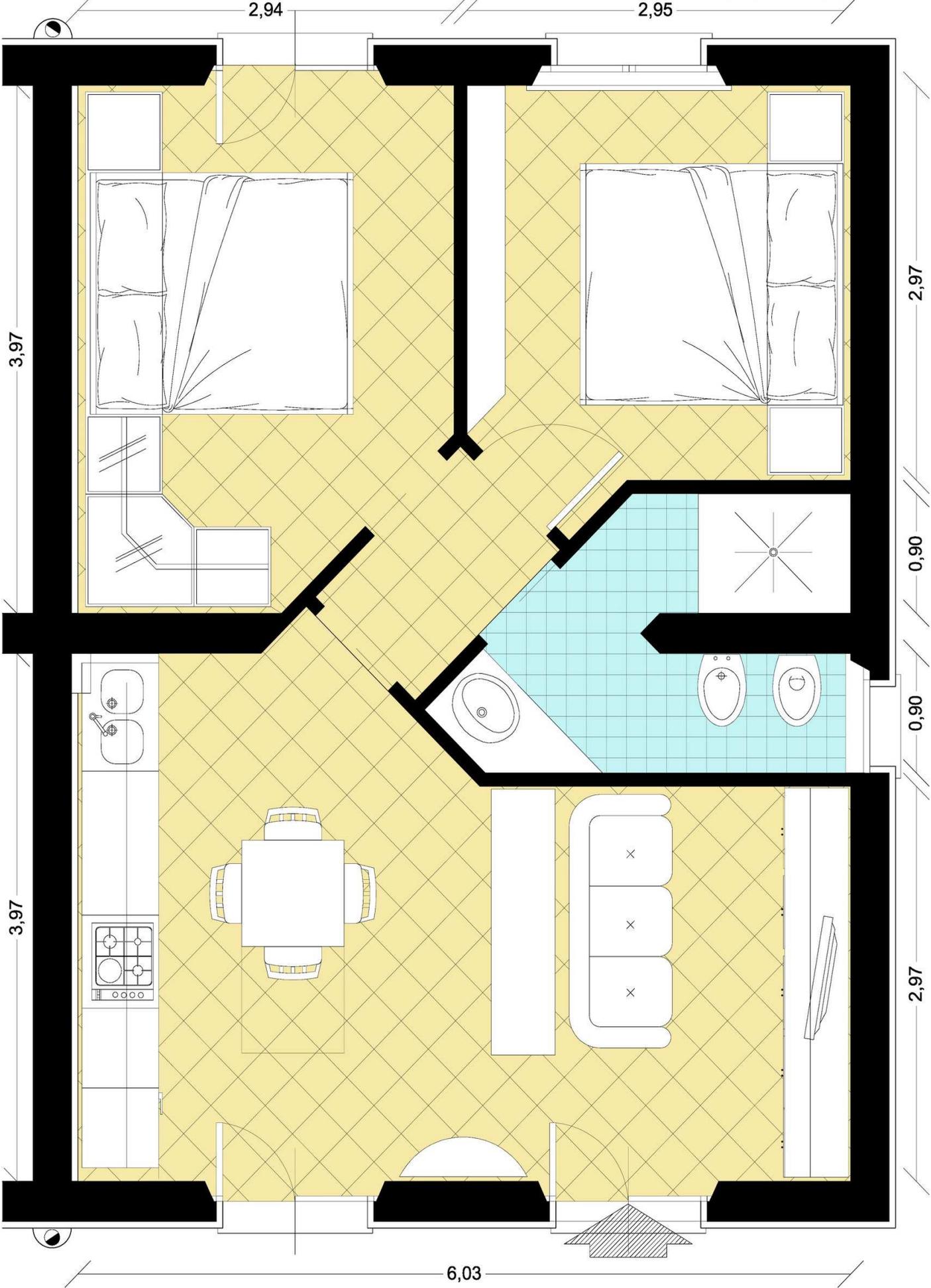


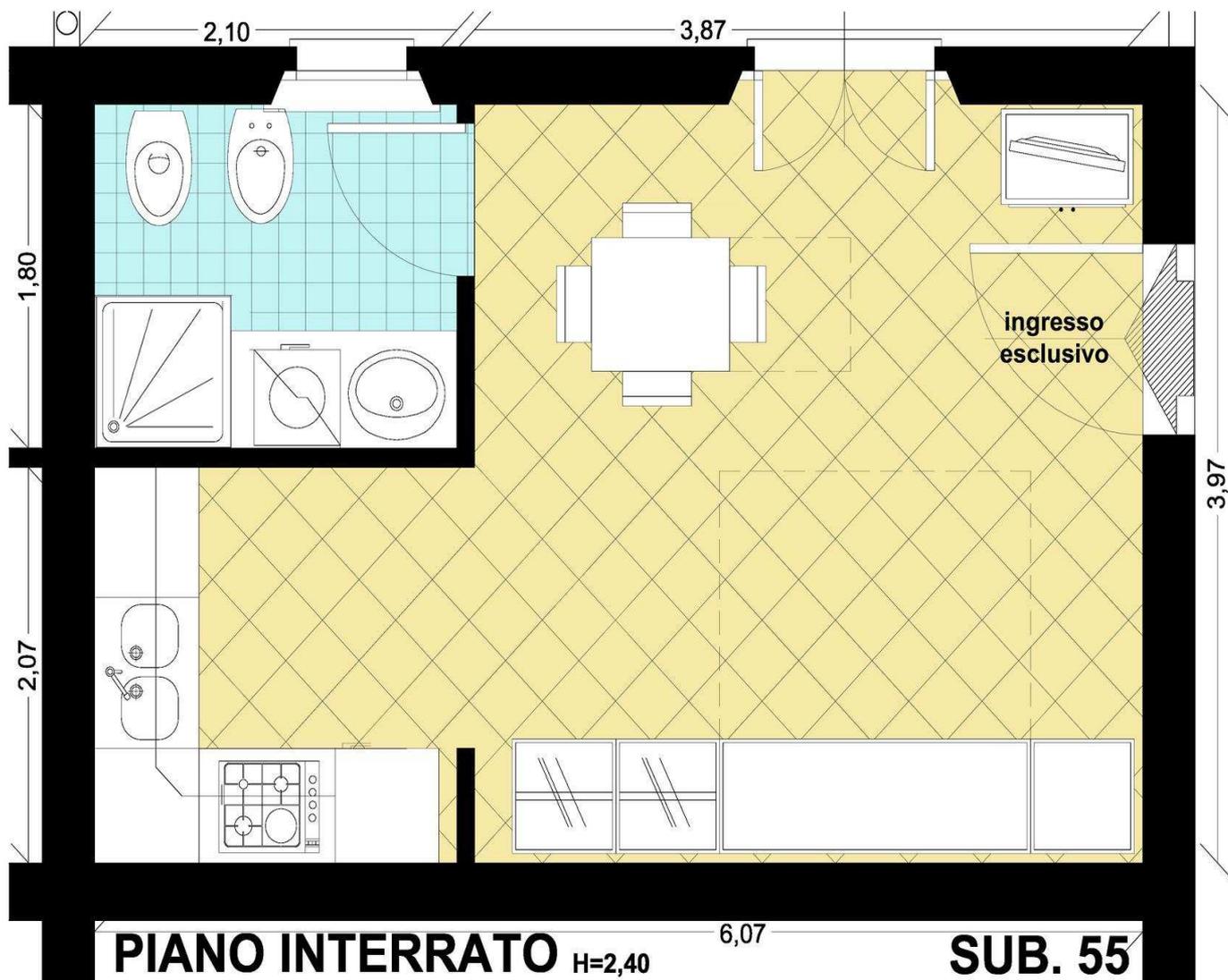
PIANO PRIMO
H.= 2.90



PIANO PRIMO SCALA 1:50 A4
SCALA 1:25 A3 H=2,90

SUB. 55





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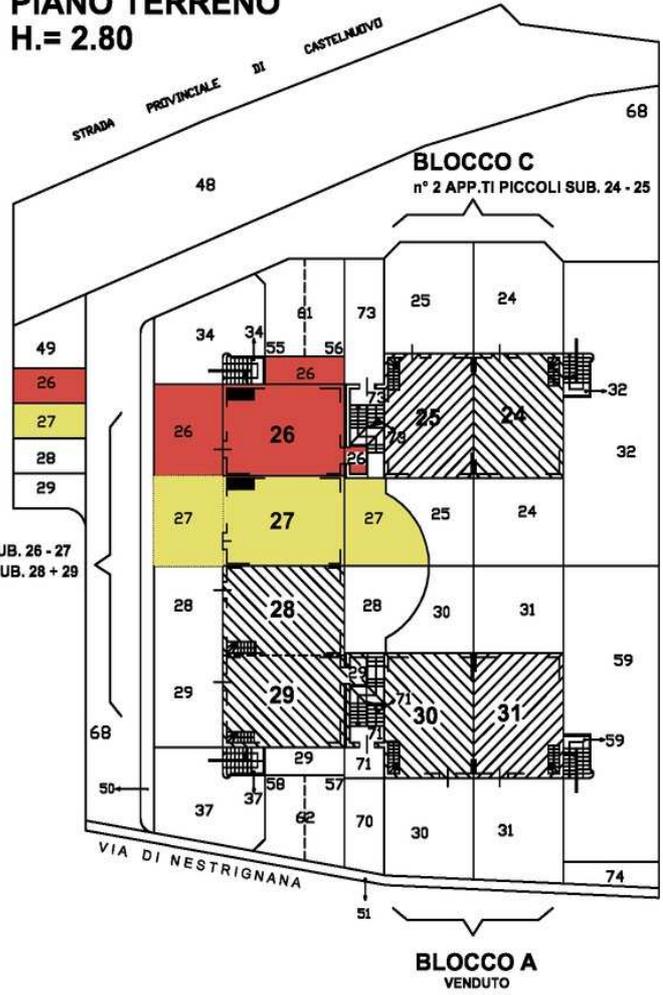
toscanaliving@arubapec.it

ELABORATO PLANIMETRICO

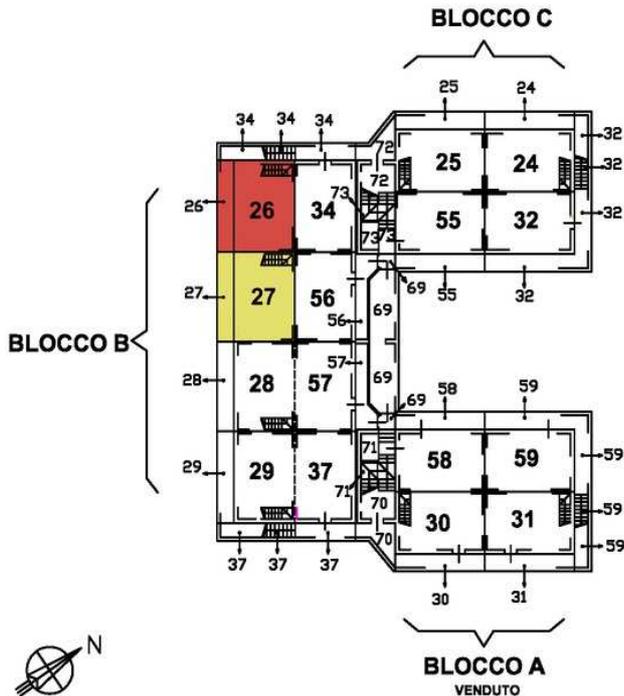
SUB. 26 - 27
 n° 2 appartamenti di
 piccolo taglio

PIANO TERRENO
 H.= 2.80

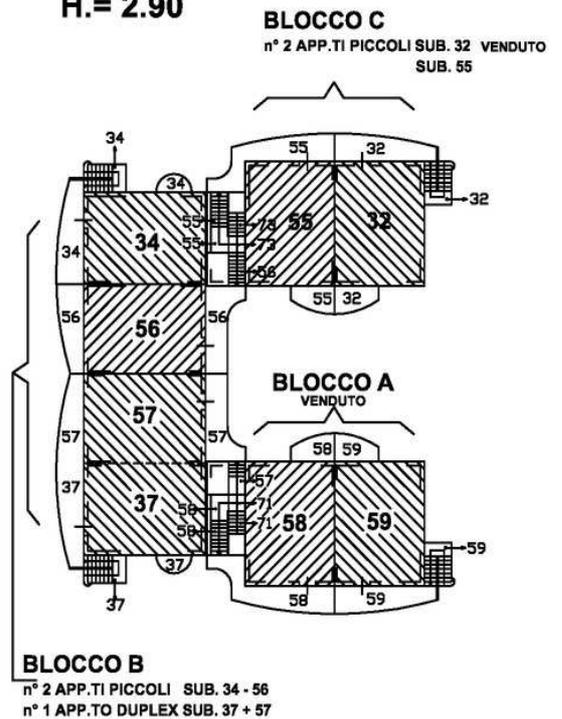
BLOCCO B
 n° 2 APP.TI PICCOLI SUB. 26 - 27
 n° 1 APP.TO DUPLEX SUB. 28 + 29



PIANO INTERRATO
 H.= 2.40



PIANO PRIMO
 H.= 2.90

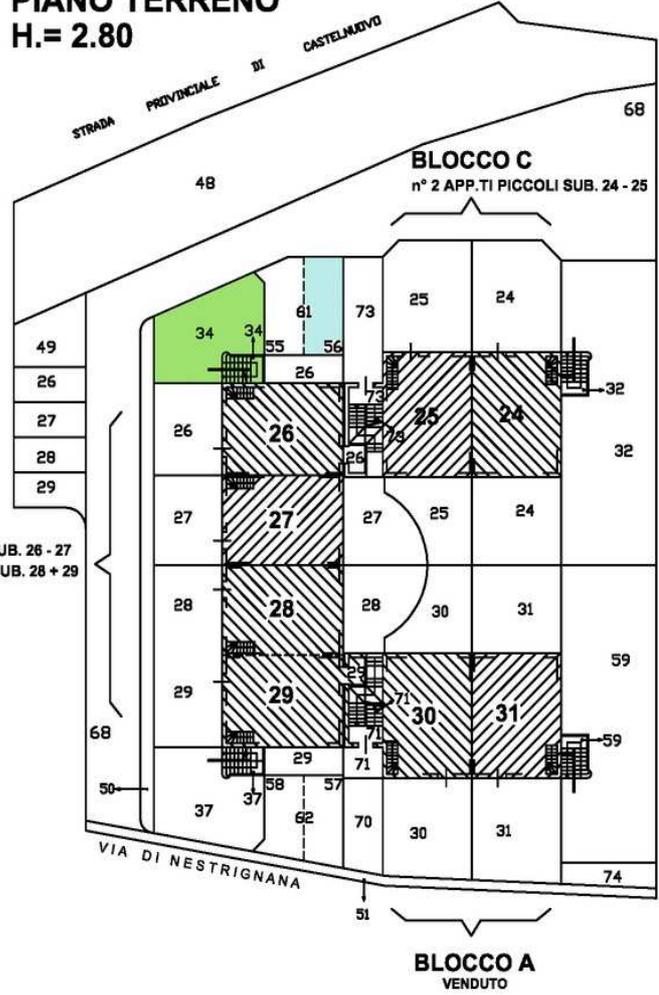


ELABORATO PLANIMETRICO

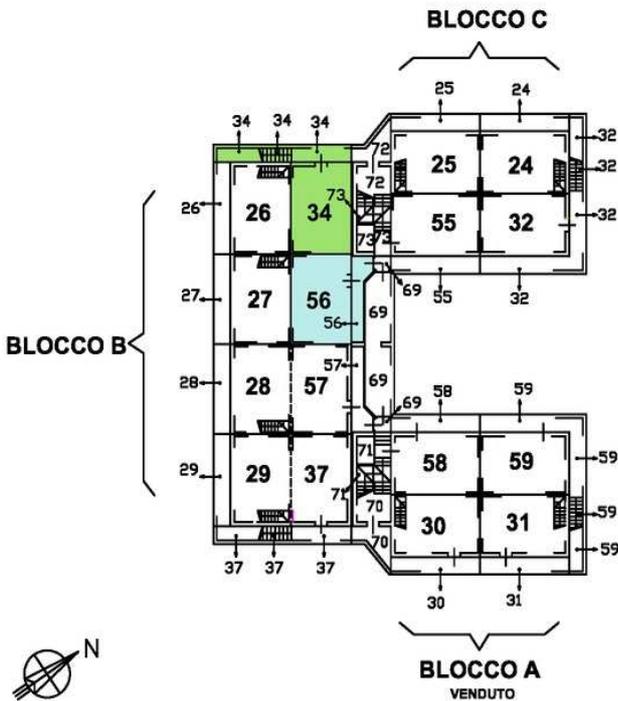
SUB. 34-56
 n° 2 appartamenti di
 piccolo taglio

PIANO TERRENO
 H.= 2.80

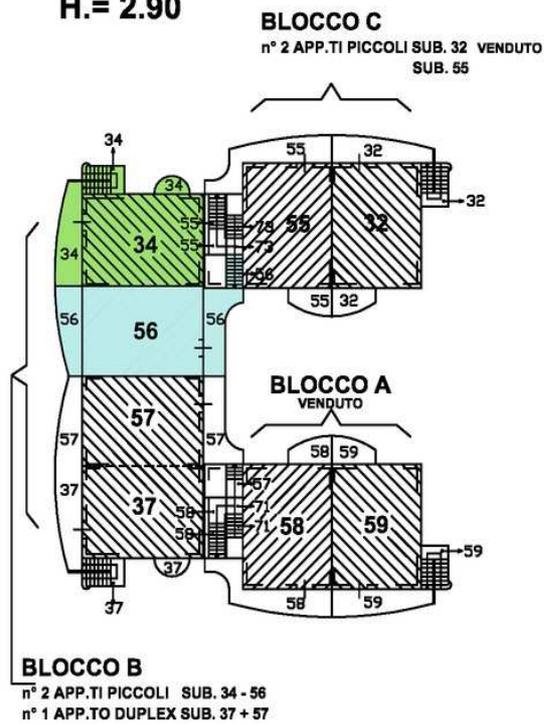
BLOCCO B
 n° 2 APP.TI PICCOLI SUB. 26 - 27
 n° 1 APP.TO DUPLEX SUB. 28 + 29



PIANO INTERRATO
 H.= 2.40



PIANO PRIMO
 H.= 2.90



PIANO INTERRATO

4 vani indipendenti ad uso taverna con bagno
per 4 appartamenti piccolo taglio

SCALA 1:50 (formato A3)
SCALA 1:100 (formato A4)



PIANO TERRENO 2 appartamenti di piccolo taglio

SCALA 1:50 (formato A3)
SCALA 1:100 (formato A4)

3,85 6,05 2,10 2,45 6,10 3,55

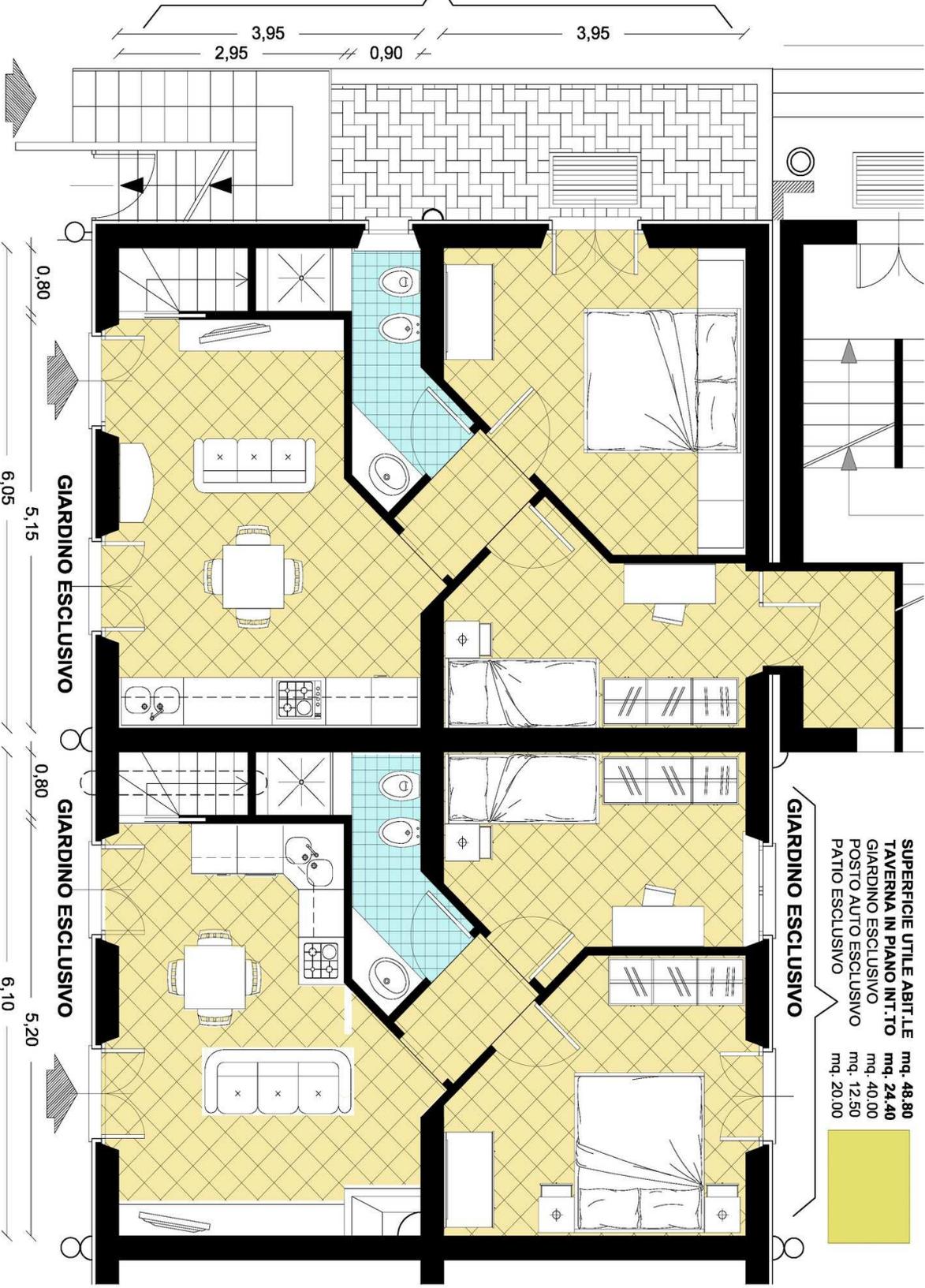
APP sub 27 mq 73,20

SUPERFICIE UTILE ABITILE mq. 48,80
TAVERNA IN PIANO INT.TO mq. 24,40
GIARDINO ESCLUSIVO mq. 40,00
POSTO AUTO ESCLUSIVO mq. 12,50
PATIO ESCLUSIVO mq. 20,00



APP sub 26 mq 76,20

SUPERFICIE UTILE ABITILE mq. 51,80
TAVERNA IN PIANO INT.TO mq. 24,40
GIARDINO ESCLUSIVO mq. 30,00
POSTO AUTO ESCLUSIVO mq. 12,50
PATIO ESCLUSIVO mq. 9,50



PIANO PRIMO

2 appartamenti di piccolo taglio

SCALA 1:50 (formato A3)
SCALA 1:100 (formato A4)

3,80
6,05

2,15

6,10

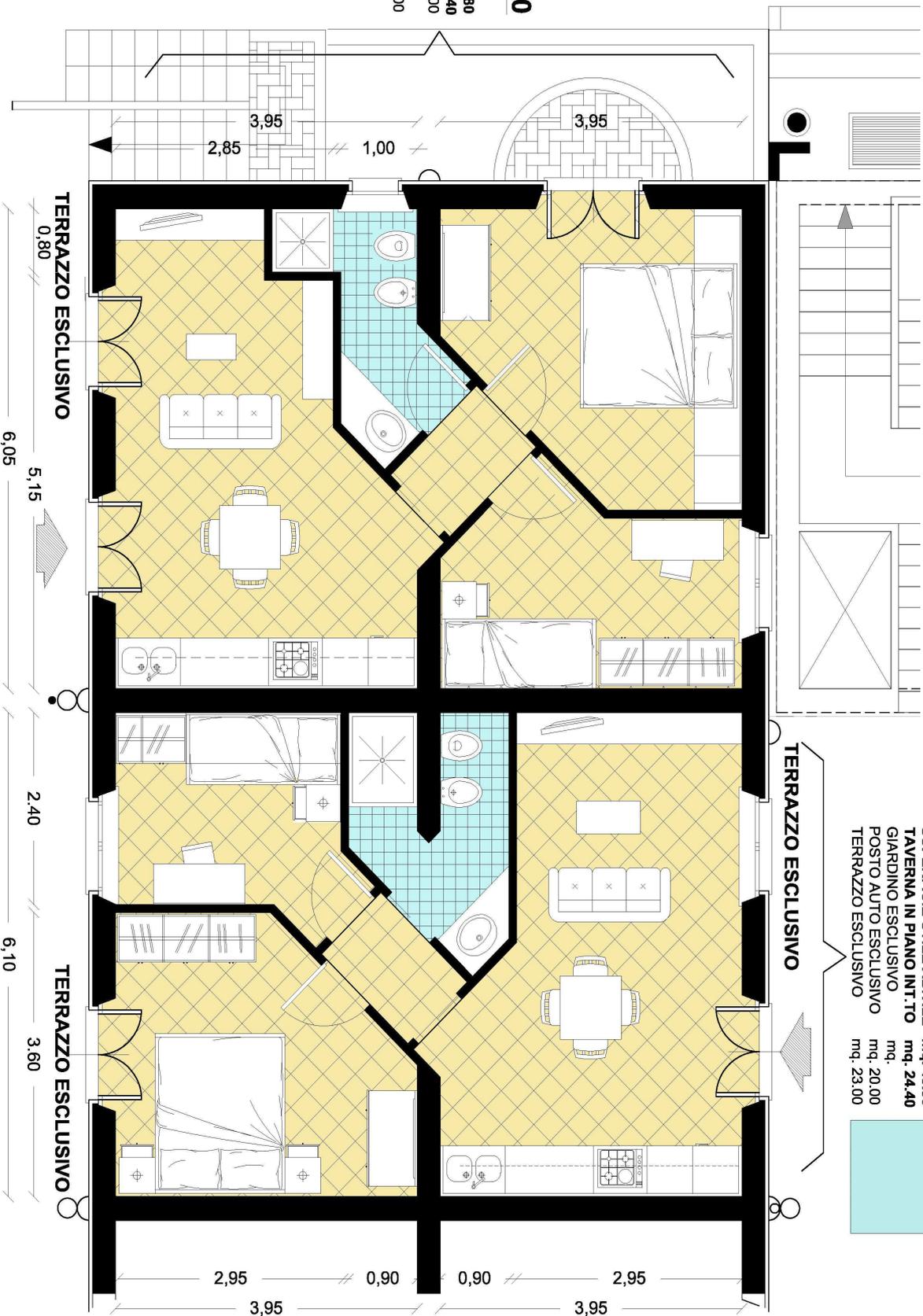
APP sub 56 mq 73,20

SUPERFICIE UTILE ABIT.LE mq. 48,80
TAVERNA IN PIANO INT.TO mq. 24,40
GIARDINO ESCLUSIVO mq.
POSTO AUTO ESCLUSIVO mq. 20,00
TERRAZZO ESCLUSIVO mq. 23,00



APP sub 34 mq 73,20

SUPERFICIE UTILE ABIT.LE mq. 48,80
TAVERNA IN PIANO INT.TO mq. 24,40
GIARDINO ESCLUSIVO mq. 49,00
POSTO AUTO ESCLUSIVO mq.
TERRAZZO ESCLUSIVO mq. 15,00



ELABORATO PLANIMETRICO

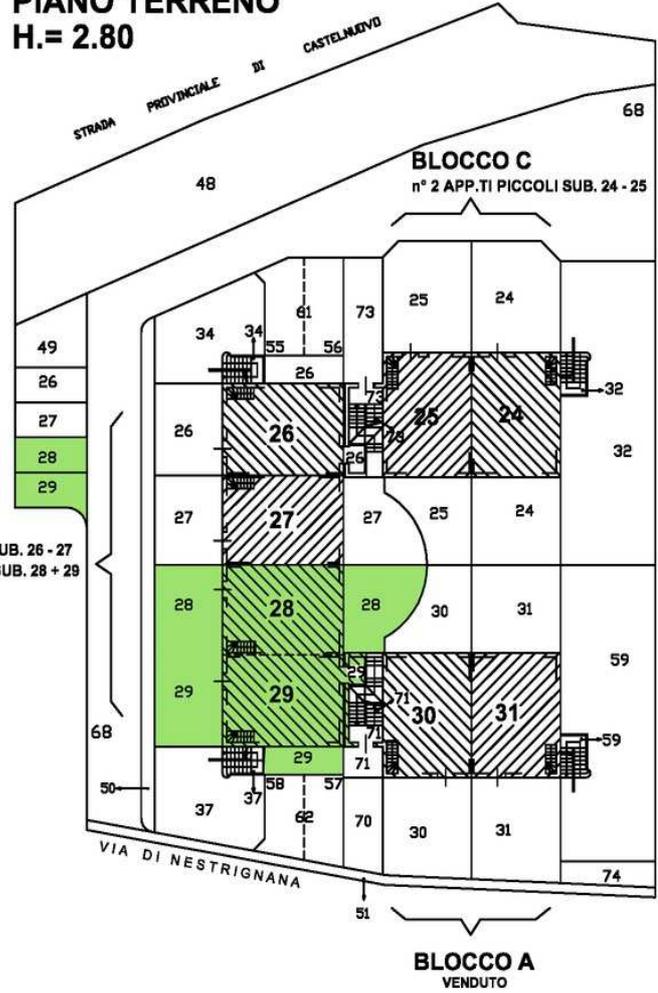
SUB. 28 + 29

n° 1 appartamento duplex

PIANO TERRENO

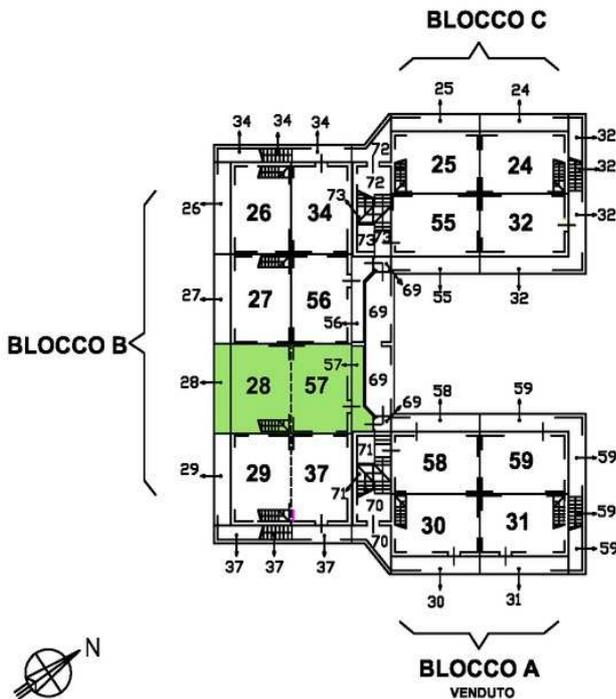
H.= 2.80

BLOCCO B
n° 2 APP.TI PICCOLI SUB. 26 - 27
n° 1 APP.TO DUPLEX SUB. 28 + 29



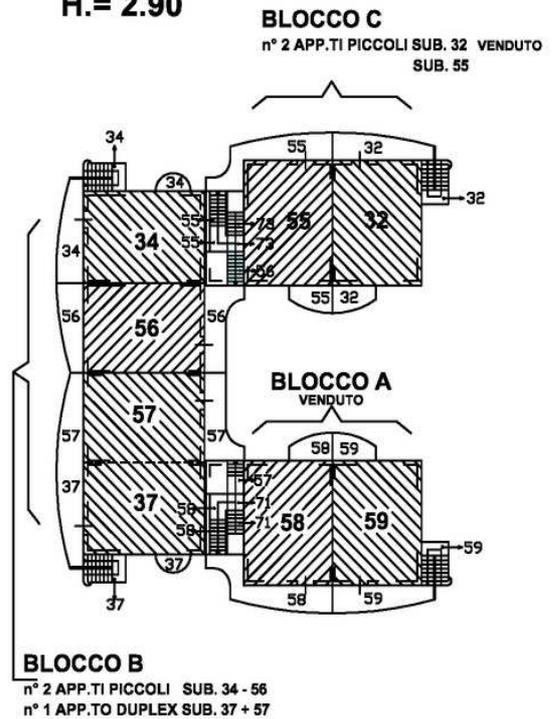
PIANO INTERRATO

H.= 2.40



PIANO PRIMO

H.= 2.90



ELABORATO PLANIMETRICO

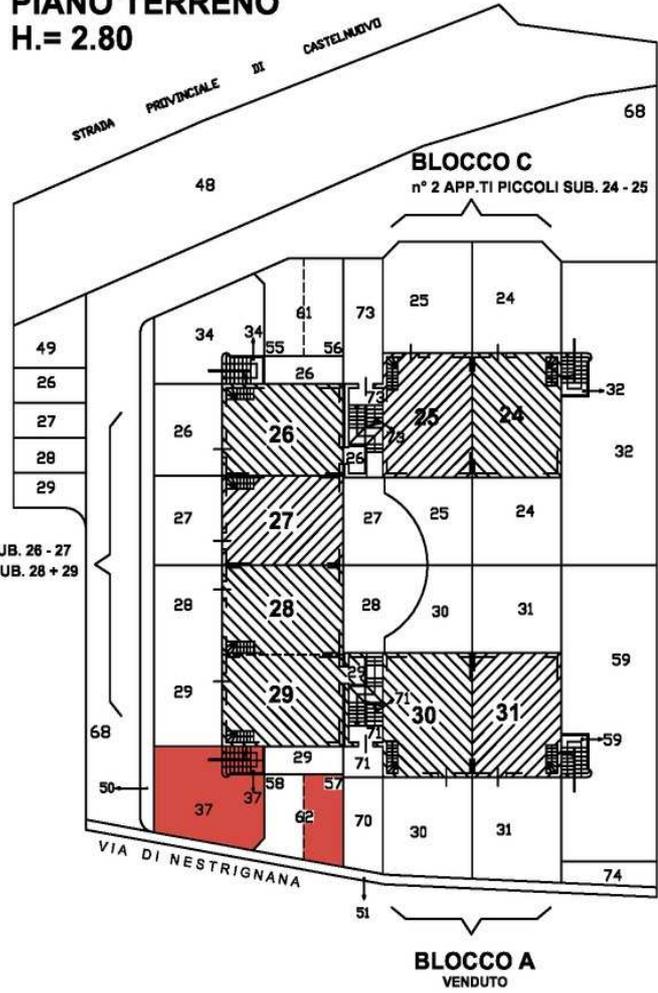
SUB. 57 + 37

n° 1 appartamento duplex

PIANO TERRENO

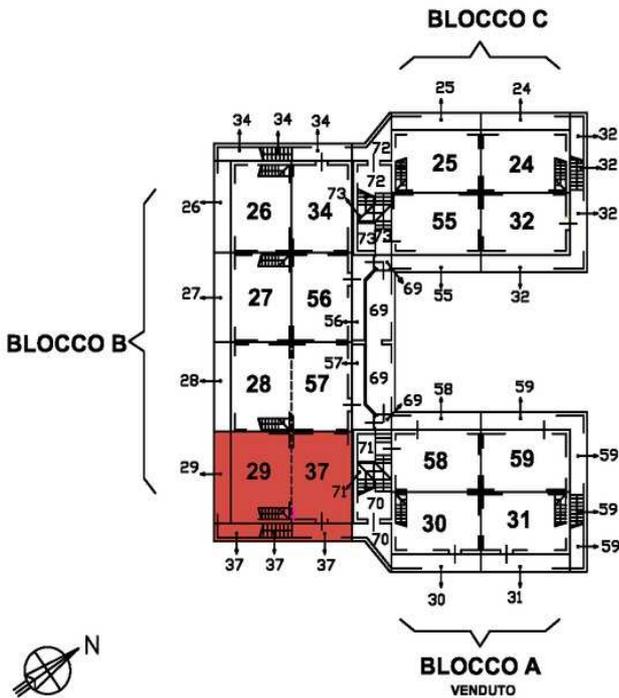
H.= 2.80

BLOCCO B
 n° 2 APP.TI PICCOLI SUB. 26 - 27
 n° 1 APP.TO DUPLEX SUB. 28 + 29



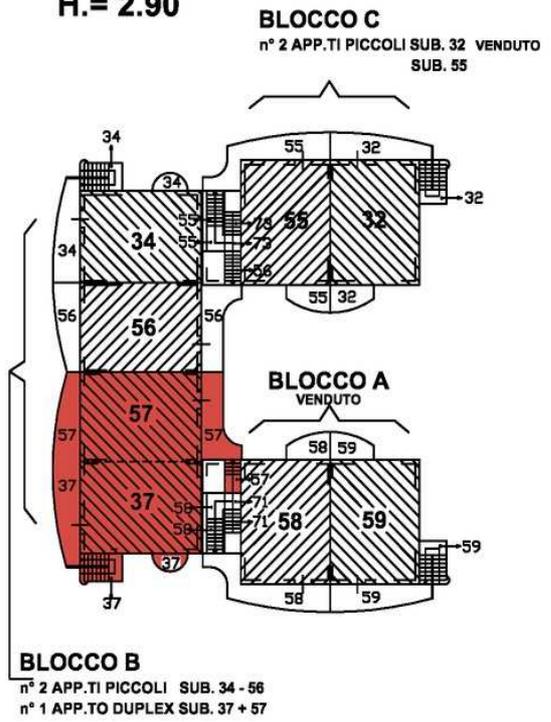
PIANO INTERRATO

H.= 2.40



PIANO PRIMO

H.= 2.90



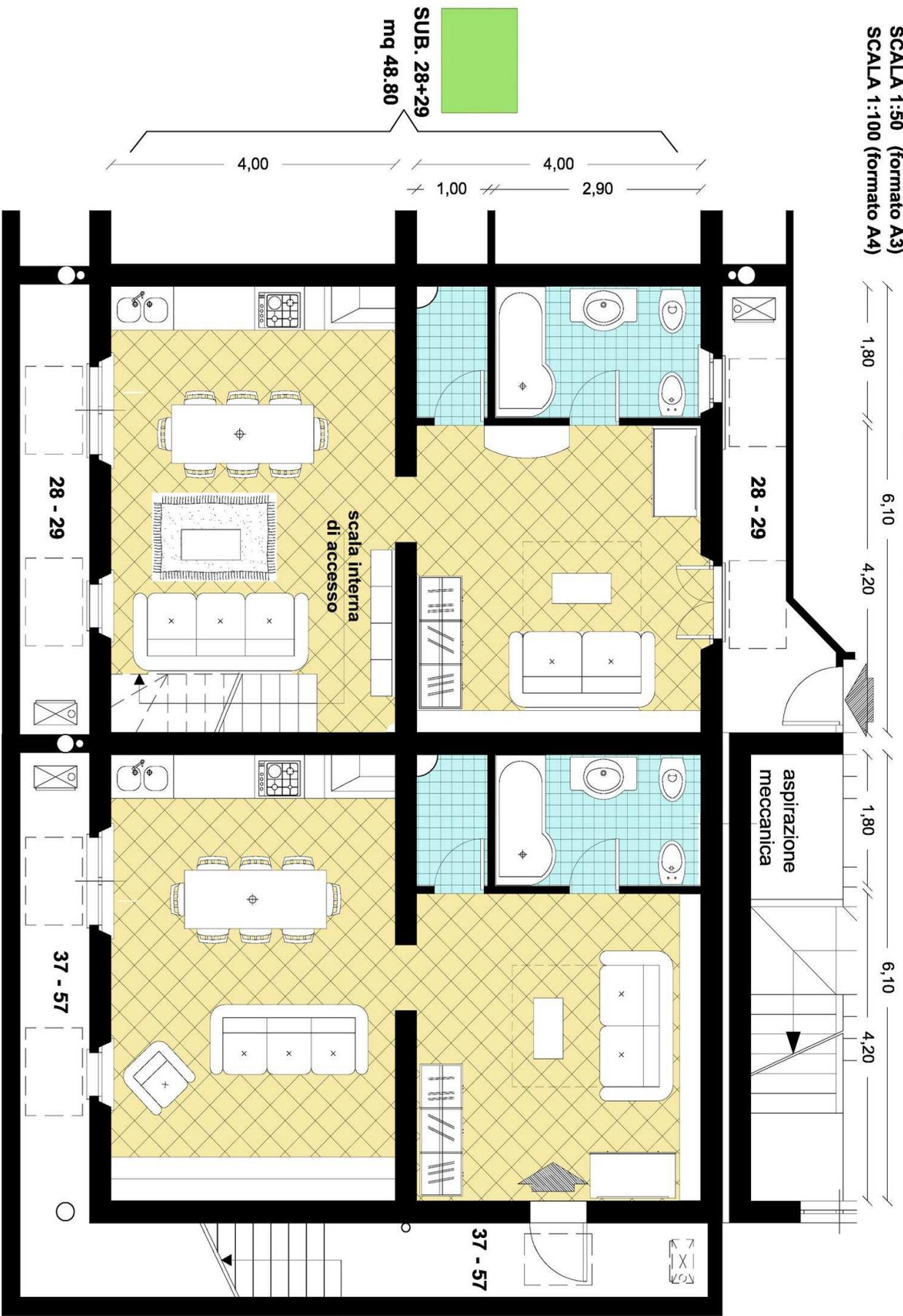
BLOCCO B
 n° 2 APP.TI PICCOLI SUB. 34 - 56
 n° 1 APP.TO DUPLEX SUB. 37 + 57

PIANO INTERRATO

2 vani indipendenti ad uso taverna con bagno
per 2 appartamenti duplex in linea

SCALA 1:50 (formato A3)

SCALA 1:100 (formato A4)



SUB. 28+29
mq 48,80



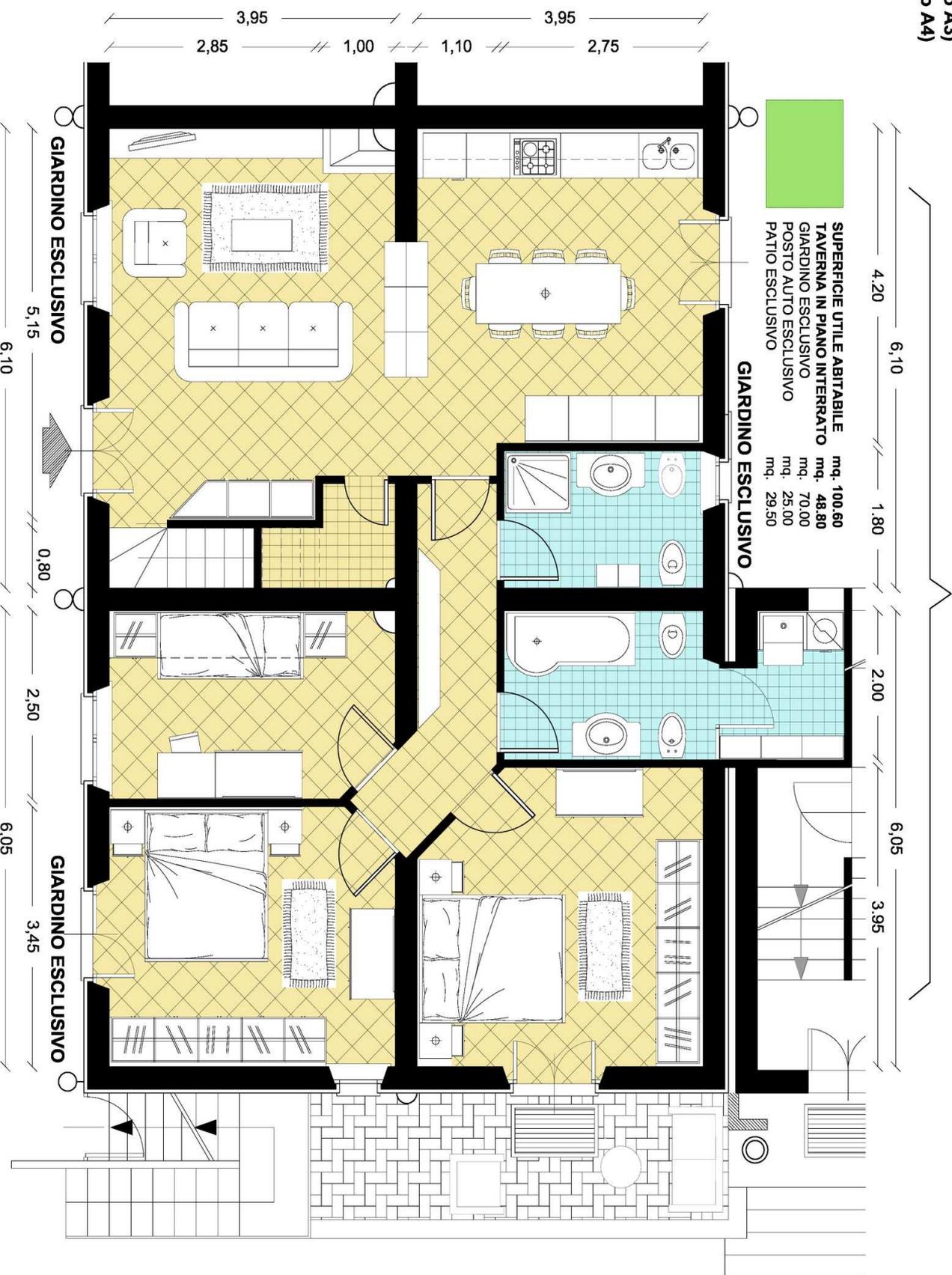
SUB. 37+57
mq 48,80
scala esterna
di accesso
esclusivo



PIANO TERRENO

APP DUPLEX sub 28-29 mq 149,40

SCALA 1:50 (formato A3)
SCALA 1:100 (formato A4)



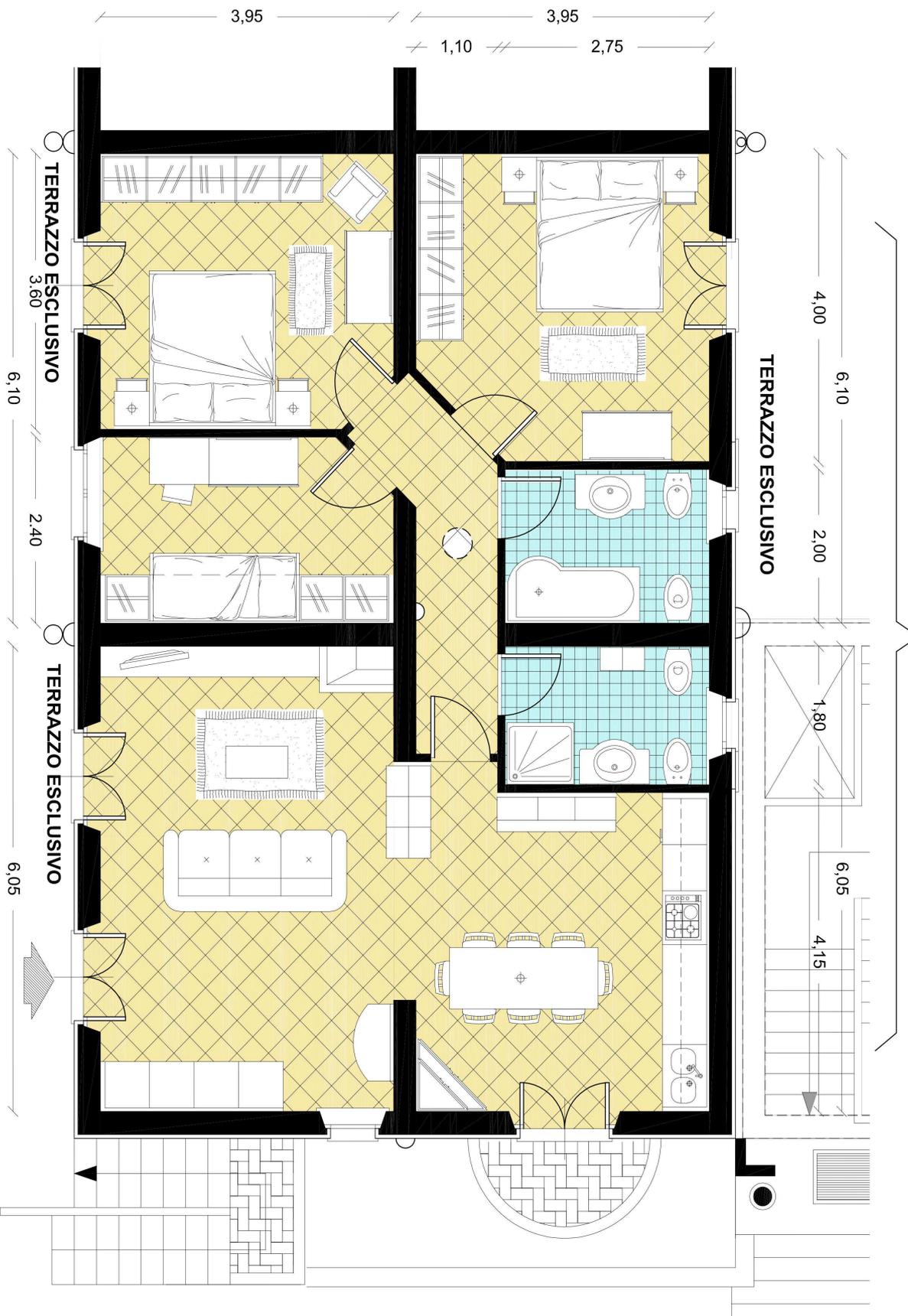
PIANO PRIMO

SCALA 1:50 (formato A3)
SCALA 1:100 (formato A4)

APP DUPLEX sub 57-37 mq 146,40



SUPERFICIE UTILE ABITABILE mq. 97,60
TAVERNA IN PIANO INTERRATO mq. 48,80
GIARDINO ESCLUSIVO mq. 42,00
POSTO AUTO ESCLUSIVO mq. 19,00
TERRAZZO ESCLUSIVO mq. 38,00



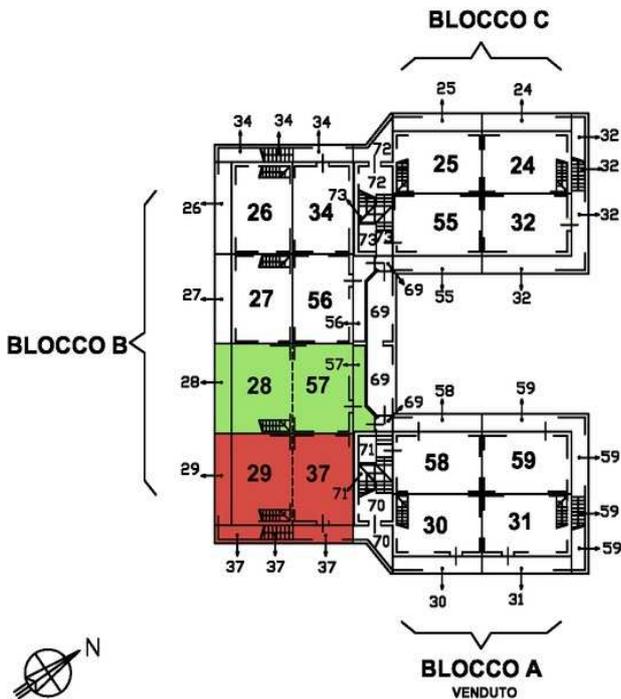
ELABORATO PLANIMETRICO

SUB. 28 + 57
 SUB. 29 + 37
 n° 2 appartamenti schiera

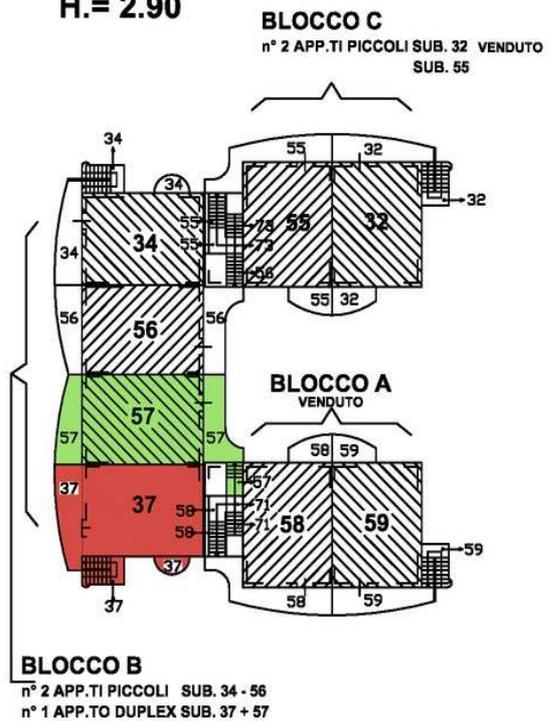
PIANO TERRENO H.= 2.80



PIANO INTERRATO H.= 2.40

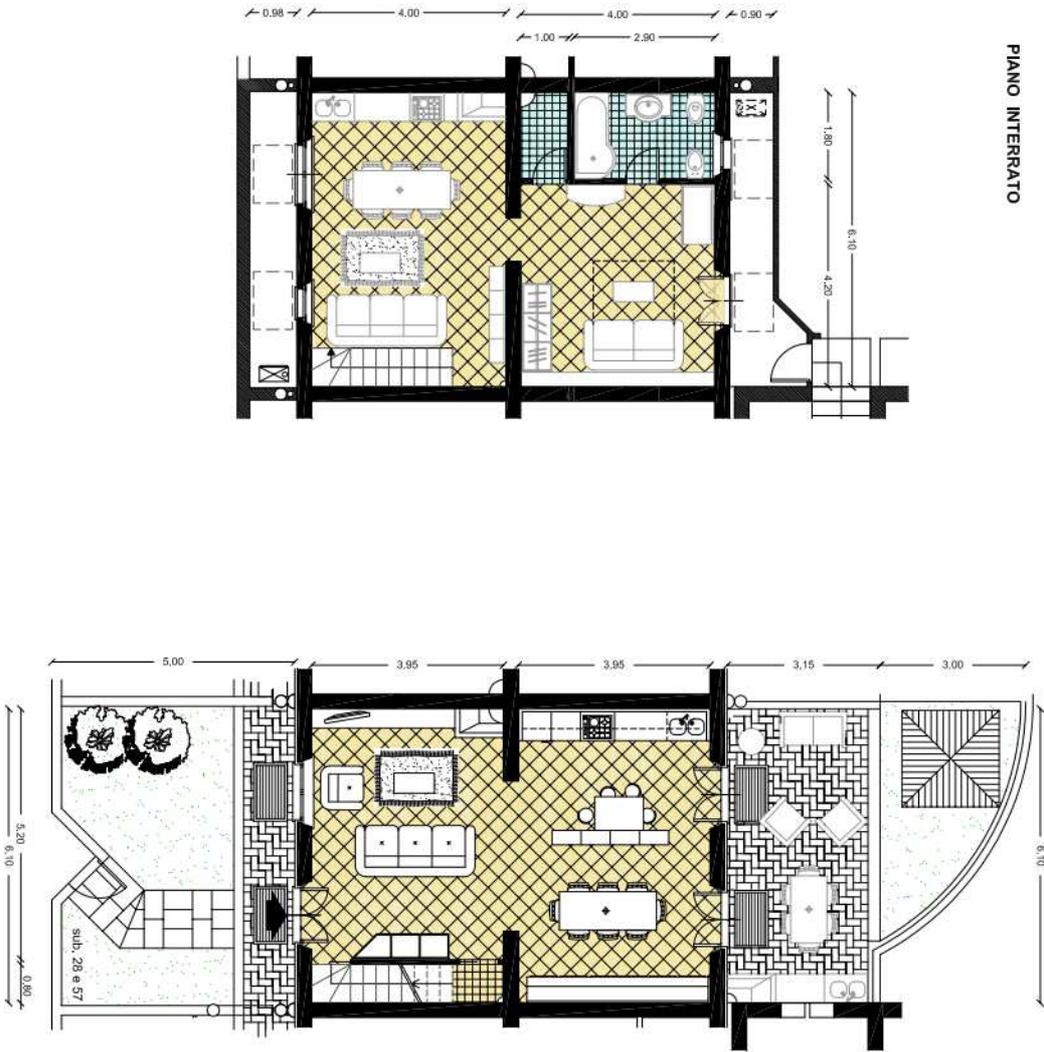


PIANO PRIMO H.= 2.90

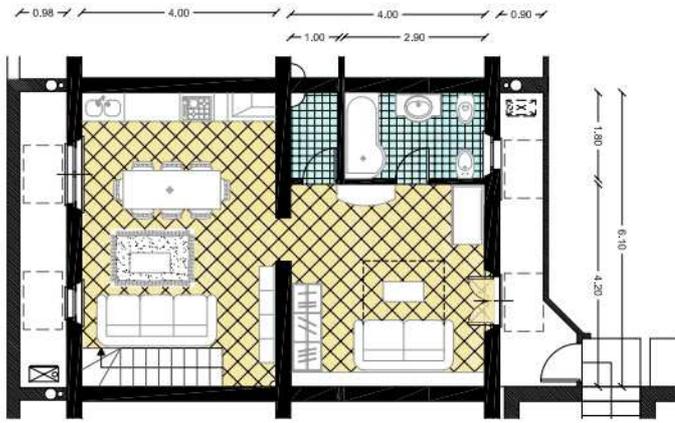


BLOCCO B APPARTAMENTO SCHIERA TERRA TETTO CENTRALE
 SCALA 1:100 (formato A3)

PIANO TERRENO



PIANO INTERRATO



PIANO PRIMO



APP SCHIERA sub 28-57 mq 146,40

	SUPERFICIE UTILE AREA TOTALE mq. 27,80 SUPERFICIE UTILE AREA UNITARIA mq. 4,40 CANTIERO ESCLUSIVO mq. 32,00 PIANO AUTO ESCLUSIVO mq. 38,00 PIANO AUTO ESCLUSIVO mq. 32,00 TERREZZATI ESCLUSIVI mq. 23,00
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BLOCCO B APPARTAMENTO SCHIERA TERRA TETTO ESTERNO
 SCALA 1:100 (formato A3)

APP SCHIERA sub 29-37 mq 146,40

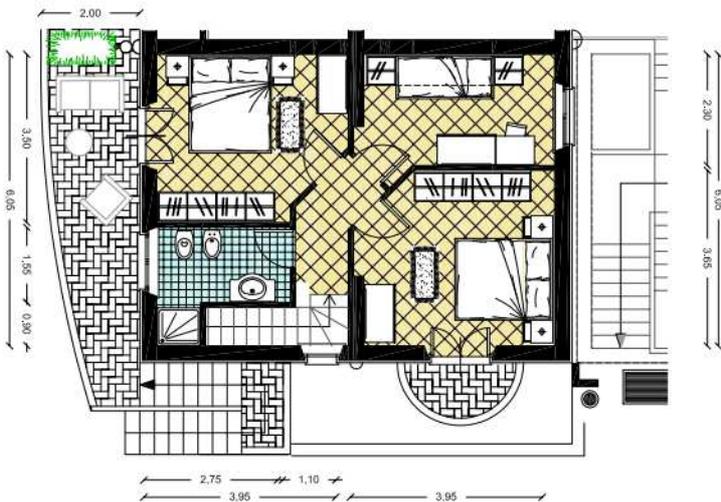
PIANO INTERRATO



PIANO TERRENO



PIANO PRIMO



	SUPERFICIE UTILE ABITILE	mq. 108,00
	TAVOLINA IN PIANO INT. (T.M.)	mq. 48,00
	POSTO AUTO ESCLUSIVO	mq. 2,00
	PATIO ESCLUSIVO	mq. 1,100
	TERRAZZE ESCLUSIVE	mq. 15,00

DOCUMENTAZIONE FOTOGRAFICA

BLOCCO B con cancello motorizzato – sulla destra il BLOCCO A (rosa) VENDUTO



BLOCCO A – QUATTRO APPARTAMENTI VENDUTI ED ABITATI



SOGGIORNO CON ACCESSO ALLA CUCINA



CUCINA ABITABILE



CUCINA - PRANZO



PIANO INTERRATO CON BAGNO

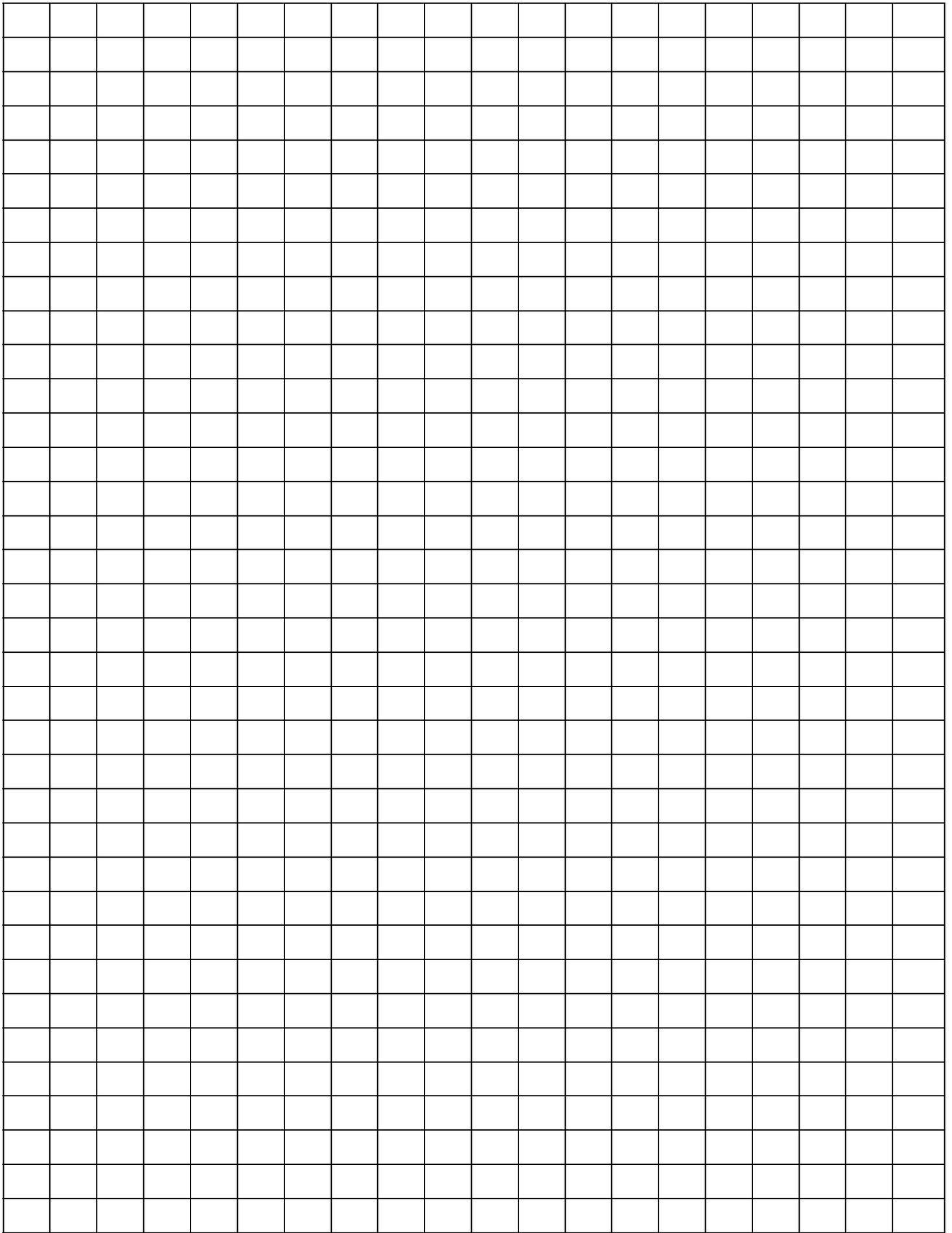


CUCINA SOGGIORNO



PROSPETTO BLOCCO "C"





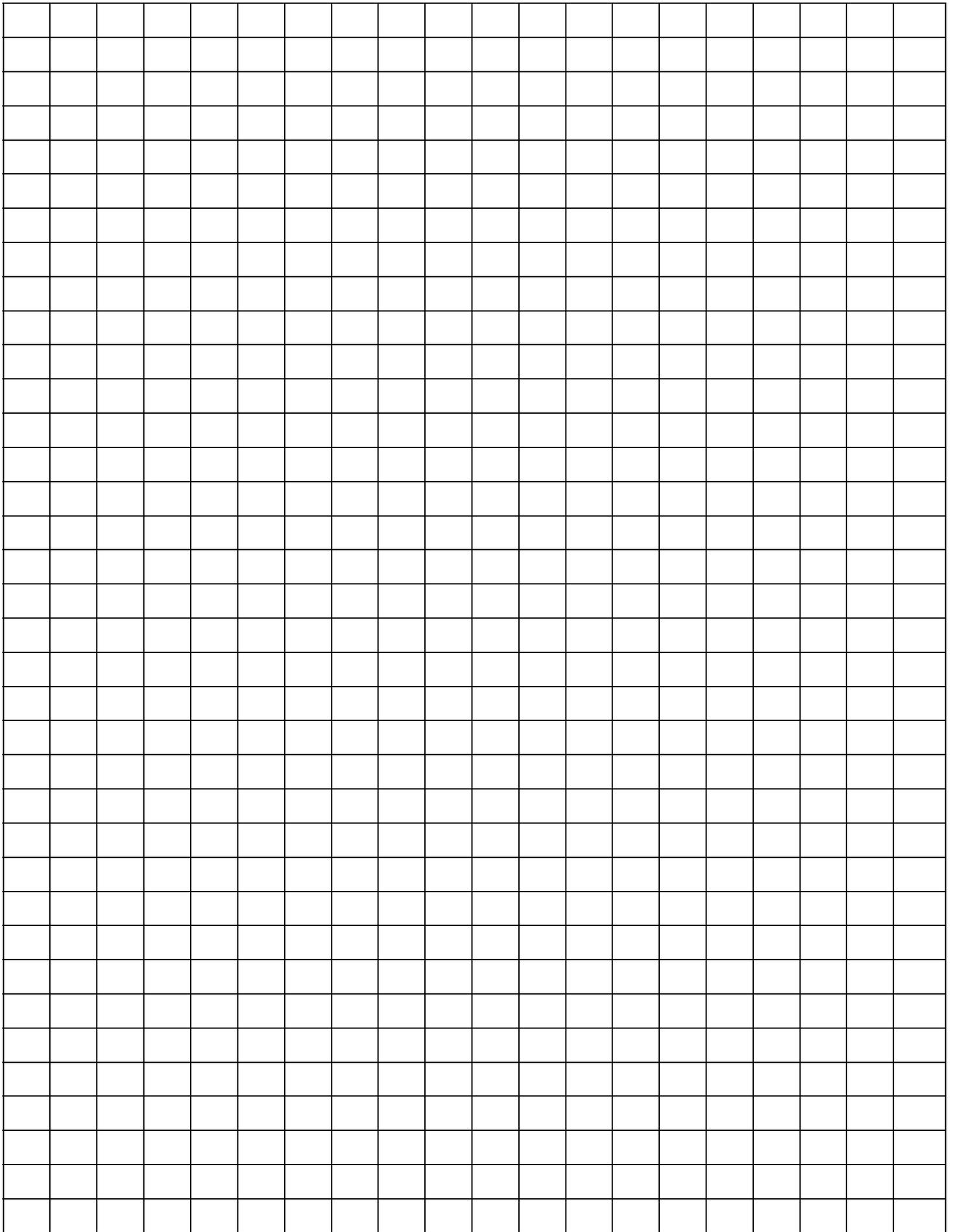
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