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Residence Le Acacie

15.03.2020

Piano di Coreglia a soli 25 km dalle mura di Lucca

15.03.2020



NEW THREE-ROOM APARTMENTS

Energy Class "B"- I.P.E. 54,80 Kwh/mq

2 BEDROOMS and 2 BATHROOMS, with independent entrances and systems with tavern, garden and EXCLUSIVE parking

space slightly secluded, panoramic and sunny area, well served by the infrastructure and viability of the valley floor

BUILT and TESTED in compliance with the current SEISMIC legislation

QUALITY FINISHING: certified insulation of the external type for thermal and acoustic insulation, reinforced concrete ditch inspectable for technical systems, floor slab in the basement with ventilated cavity, underfloor heating system with predisposition for solar panels, centralized satellite reception system, predisposition for alarm and centralized suction system, solid wood frames with thermoacoustic certification and accident prevention complete with wooden shutters.

CARRY OUT all the external finishes, the connections to all the utilities, the fences, lighting and the internal road system with motorized gate, including the preparation of all the service lines and internal utilities for each apartment

TO BE COMPLETED only the systems and all internal finishes of each real estate unit

DELIVERY each apartment will be delivered finished turnkey, within 120 working days from the preliminary, with ample opportunity to perform internal customizations relating to the dividers and finishing materials

THREE-ROOM APARTMENTS

starting from Euro 118 thousand

Net usable living area 73.20 sq m, as well as terraces and ditches, of which 48.80 sq m on the ground or first floor, with living / dining room, kitchenette, a double bedroom, a single bedroom and a bathroom, in addition to sqm. 24.40 in the basement for basement and laundry use, with the possibility of creating the second bathroom.

€ 105 thousand without finishes in the basement and € 78.500 with mutuo accolto

The project is already structurally prepared for the union of two apartments with the formation of:

DUPLEX single floor or TERRATETTO

starting from Euro 198 thousand

Net usable living area of approx. 146.40 as well as terraces and ditches; of which sqm. 97.60 on the ground floor or first floor, living room, dining room, kitchen, two double bedrooms, one single bedroom and two bathrooms; in addition to sqm. 48.80 in the basement with two rooms used as a tavern, laundry room, with the possibility of creating the third bathroom

€ 178 thousand without finishes in the basement and € 125,000 with MUTUO accolto

Possibility of splitting up existing mortgage for a residual amount, at 31.12.19 of € 26,500 for each three-room apartment, current rate 0,977% installment € / month 298.00 with total savings on the costs of the preliminary investigation, appraisal and notarial deed



for more information and to download the technical data sheets

visit our website

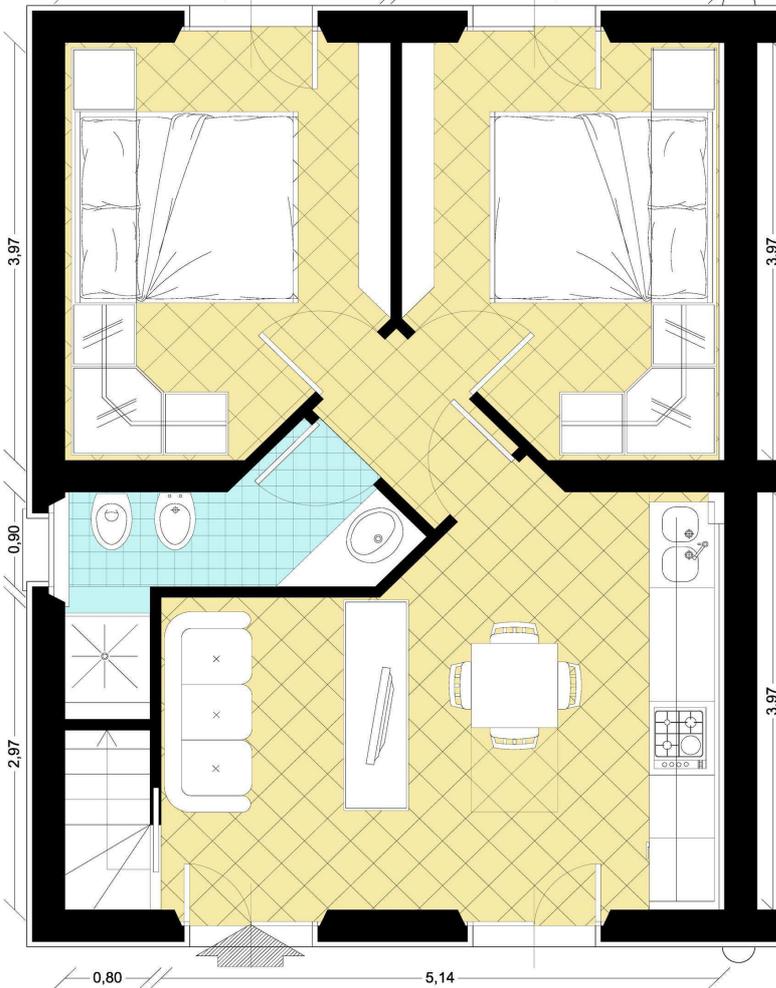
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348 8607785 vendita diretta senza spese di Agenzia 348 8607786



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

SUB. 24



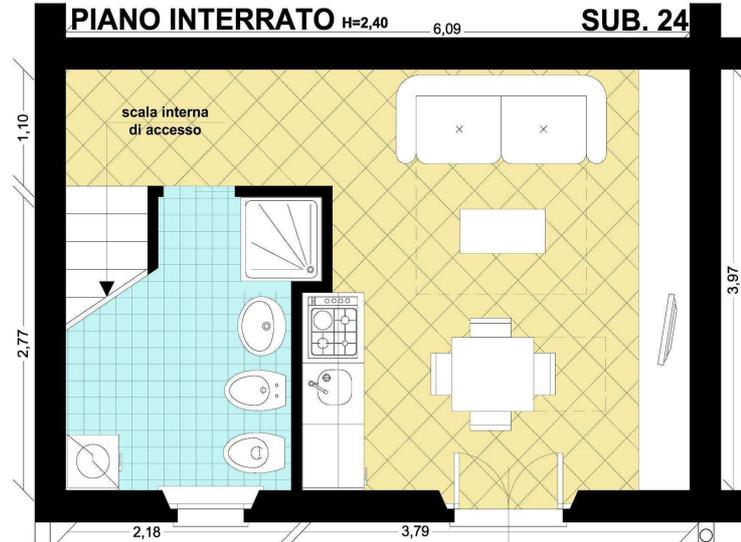
THREE-ROOM APARTMENT GROUND FLOOR WITH GARDEN TAVERN AND EXCLUSIVE PARKING

Net usable living area 73.20 sq m, as well as terraces and ditches, of which 48.80 sq m on the ground or first floor, with living / dining room, kitchenette, a double bedroom, a single bedroom and a bathroom, in addition to sqm. 24.40 in the basement for basement and laundry use, with the possibility of creating the second bathroom

TURNKEY FINISHED PRICE

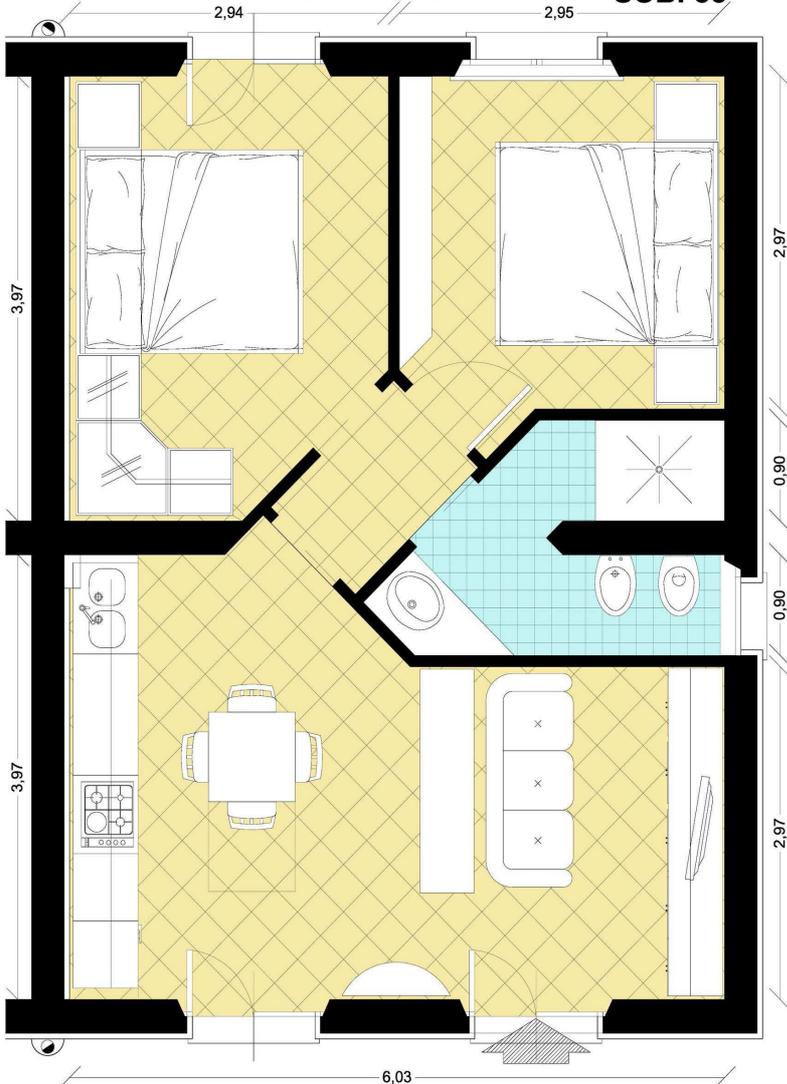
- starting from Euro 118 thousand
- excluding finishes P int.to € 105 thousand

PIANO INTERRATO H=2,40 6,09 **SUB. 24**



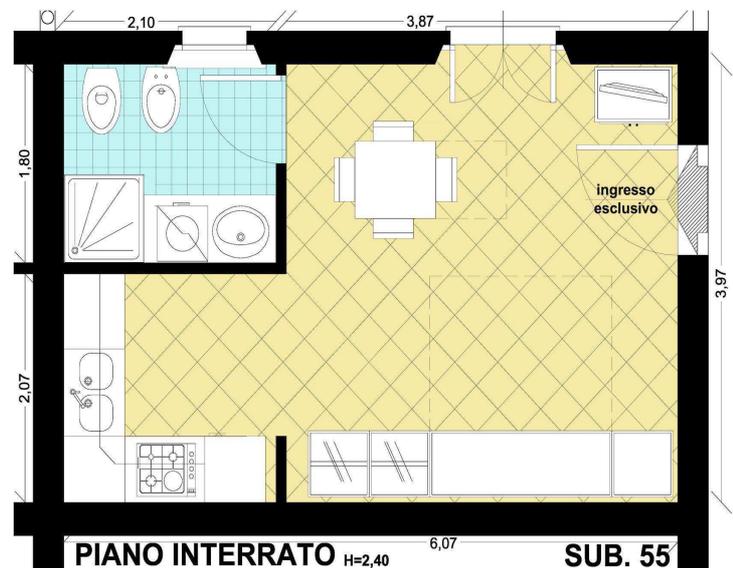
PIANO PRIMO SCALA 1:50 A4
SCALA 1:25 A3 H=2,90

SUB. 55



THREE-ROOM APARTMENT FIRST FLOOR WITH GARDEN TAVERN AND EXCLUSIVE PARKING

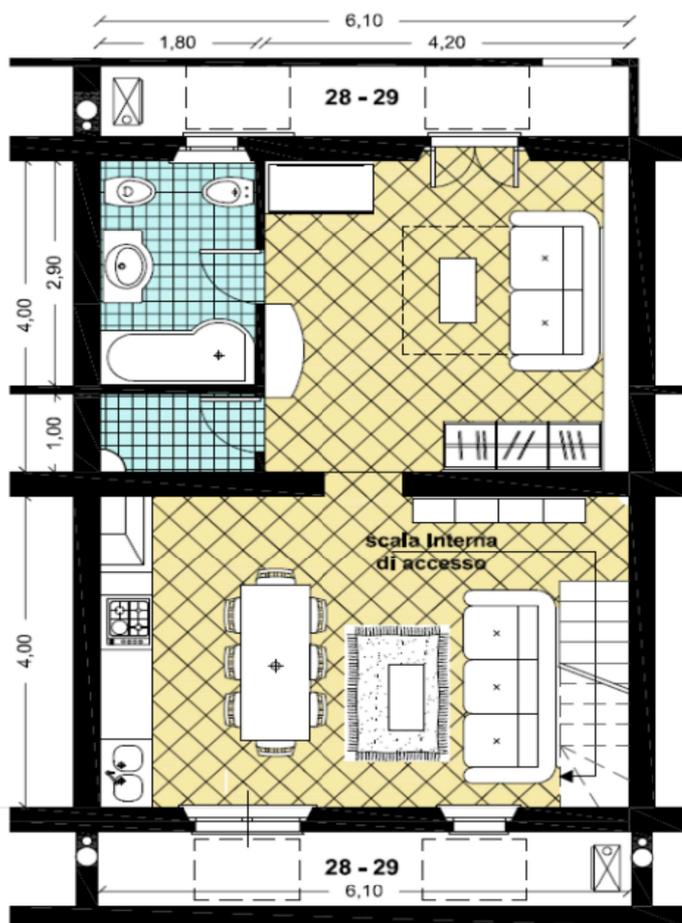
QUALITY FINISHES: certified insulation of the external type for thermal and acoustic insulation, ditch screed in reinforced concrete inspectable for technical systems, floor slab in the basement with ventilated cavity, underfloor heating system with predisposition for solar panels, centralized satellite reception system, centralized suction predisposition, solid wood frames with thermoacoustic and accident prevention certification complete with wooden shutters



PIANO INTERRATO H=2,40 6,07 **SUB. 55**

EXCLUSIVE TAVERN IN THE BASEMENT

with direct access from inside MQ. 48,80



Type Apartment DUPLEX

built on one floor level

in addition to the Taverna on the internal floor

Net usable living area of approx. 146.40

as well as terraces and ditches; of which sqm. 97.60 on the ground floor or first floor, living room, dining room, kitchen, two double bedrooms, one single bedroom and two bathrooms; in addition to sqm. 48.80 in the basement with two rooms used as a tavern, laundry room, with the possibility of creating the third bathroom

TURNKEY FINISHED PRICE

starting from Euro 198 thousand

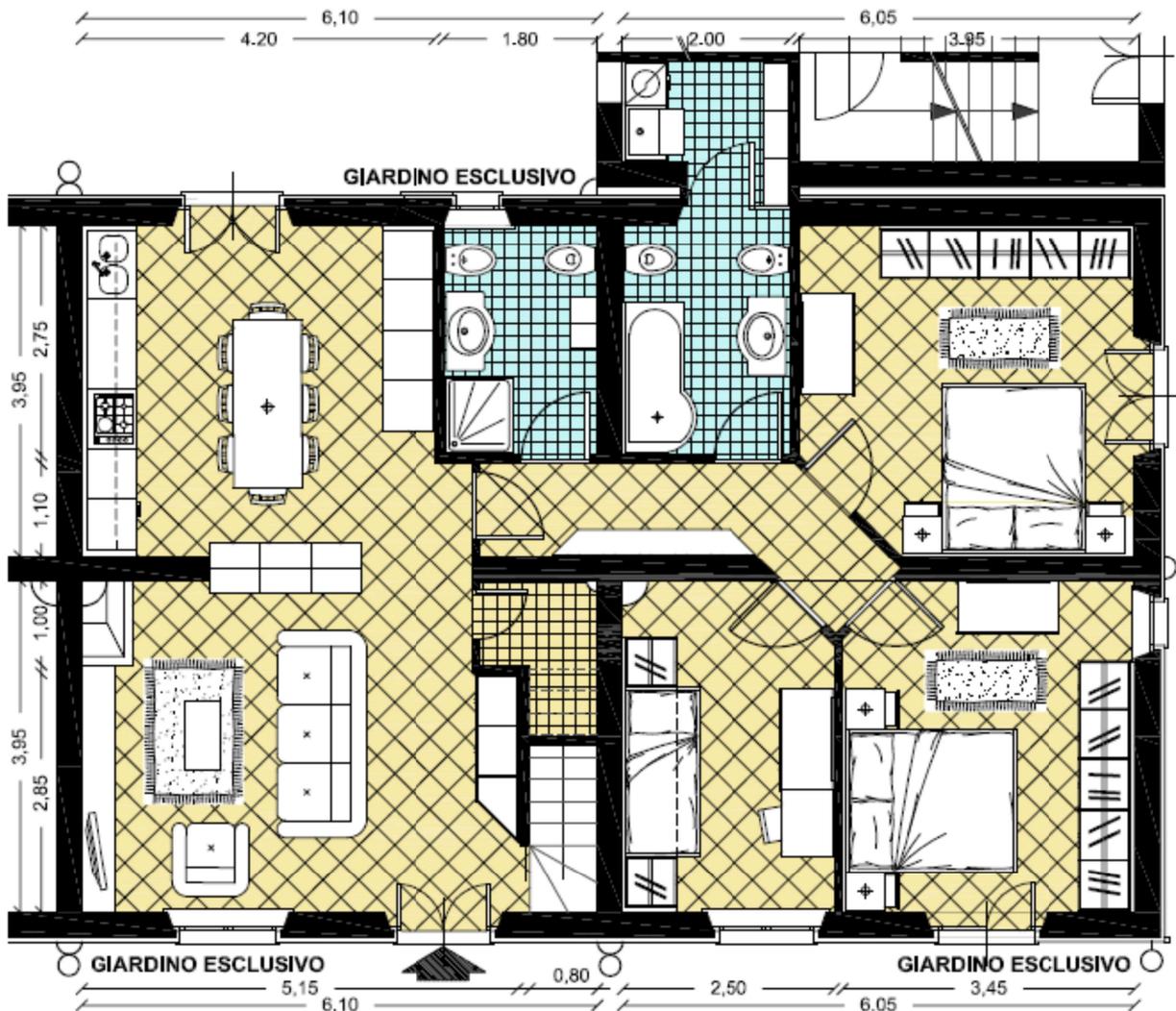
excluding P.int finishings

€ 178 thousand

GROUND FLOOR APARTMENT

Useful Living Area MQ. 97.60

independent access and plant engineering with exclusive garden and parking space

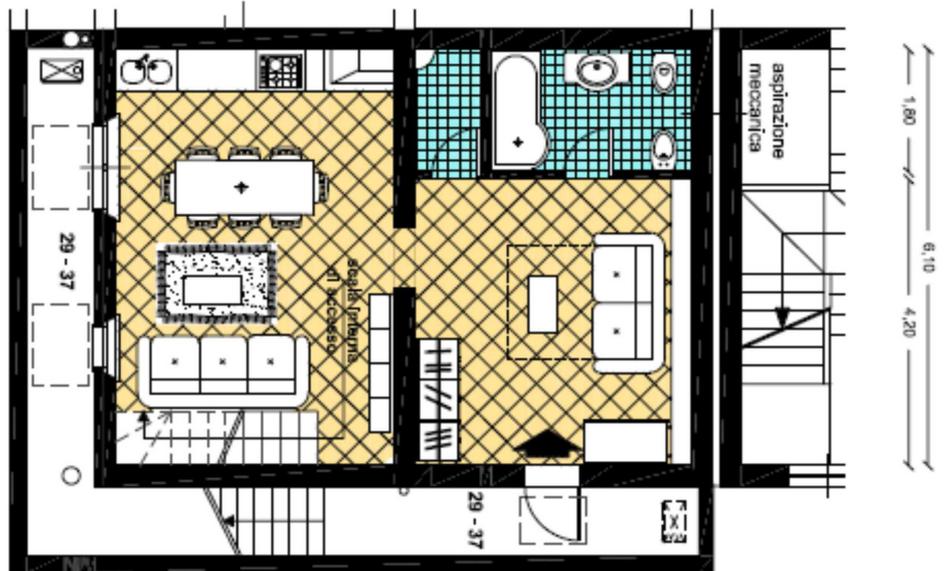


TERRATETTO BACK MQ 146,40

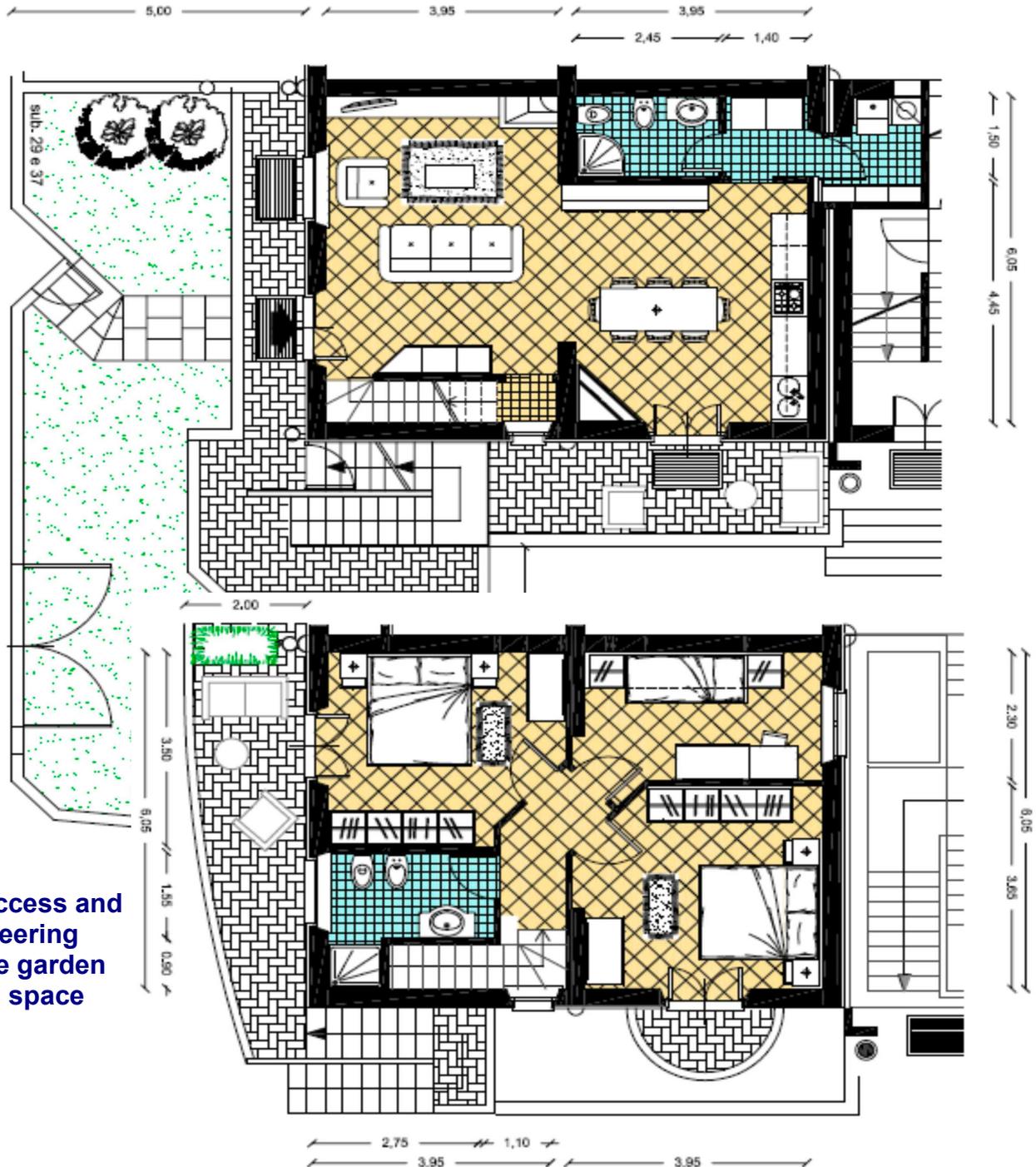
Basement

Net usable living area besides terraces and scannafossi; of which sqm. 48.80 on the ground floor, living room, kitchen, bathroom with laundry room and stairs leading to the tavern and the first floor, sqm. 48.80 on the first floor, three bedrooms and a bathroom, and sqm. 48.80 in the basement with two rooms used as a tavern, laundry room, with the possibility of creating the third bathroom

TURNKEY FINISHED PRICE
starting from Euro
198 thousand



Ground floor



independent access and
plant engineering
with exclusive garden
and parking space

First floor