

for Sale to Pompeiana



800 sqm | : 2 | : 2 | : 4

REF. 1601 - Sale of land with residential project, consisting of three buildings, with extremely panoramic position, area developed on two slopes of land, for the construction of nine villas of various sizes (from 80 to 130 m2). Each housing unit has a garage, cellar and private garden. The land is immediately ready for construction, as both the environmental concession by the Liguria Region and the municipal concession have been recently renewed which will be released when the agreement to carry out the ancillary works (road and car park) is signed. The sums relating to the urbanization costs have already been paid and the planning architect has already been paid. The charges and deductions for the execution of the works relating to the construction of an adjacent road and the construction of a 12-space car park (required by the Municipality) remain pending. There are already reservations for the purchase of the villas. The villas can become accommodation and therefore double the number of units.

For Building C of 4 villas, excavation has already been done, the casting of the slab and all the perimeter walls of the basement and the pillars inside for a value of 86,000.00 euros as certified by the metric calculation which we can eventually deliver. The project elevation, i.e. the front profile, must respect what can be seen from the photos because it is bound by the landscape regulations of the Liguria Region and the Superintendent. The Company is also available beyond the sale of the entire operation to:

- 1) sell 50% of the shares and continue with the successor to the building construction
- 2) sell the entire project in exchange for the delivery of the single villa, the stone one, top left, of approximately 200m2 with a plot of land to be defined.

POMPEIANA is located between Arma di Taggia and Sanremo, representing one of the areas of western Liguria with the greatest frequency of tourism, it enjoys an enviable climate, characterized by mild winters and summers pleasantly ventilated by the sea breeze, with the birth of the Aregai port it has benefited of a further notable increase.

Land registry updates possibly in progress. Therefore, all the data reported above do not constitute contractual elements or assumptions.

Il presente stampato ha valore puramente indicativo e non costituisce elemento contrattuale nè presupposto contrattuale.

Chiusano & C. Liguria

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V.A.T. 03113370013

Property details

---> Codice <---: 1601	---> Motivazione <---: Sale
---> Tipologia <---:	Region: Liguria
---> Provincia <---: Imperia	---> Comune <---: Pompeiana
---> Prezzo_Richiesto <---: € 315.000	---> Totale_mq <---: 800 sqm
---> camere <---: 2	---> bagni <---: 2
---> Locali <---: 4	: 2021
: Yes	: Single

Features

Terrace	Tv Antenna	Tv SAT
Wiring	Shower	Shutters
Sea View		

Nearby

Gyms	Spa	Football Fields	Fitness Centers
Tennis Courts	Bike Lanes	Playgrounds	Railway Station
Public Transport	Kindergarten	Elementary Schools	Schools
High Schools	Cafe	Post Offices	Shopping Centers
Municipal Offices			



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