

## Apartment For Sale in Vacallo



**121 mq | Bathrooms: 2 | Bedrooms: 3 | Rooms: 4**

In Vacallo we sell **4.5-room APARTMENTS**, in a recent and modern high quality residence, which is divided into two blocks A and B, with 5 floors above ground, a basement (PT) and a cellar-parking space completely underground. For sale there are the apartments in block A, consisting of 14 apartments, while in block B (13 units) only the penthouse is for sale. The residence is located in a quiet and sunny residential town, where you can still breathe a country air and a serene climate, without excluding the comforts that the center of Chiasso and the Italian border offer, both reachable in 5 minutes by car. The 4.5-room apartments of 121 square meters are composed as follows: Entrance hall, living-dining room with direct exit to the terrace of about 18 square meters, kitchen with balcony, master bedroom with bathroom, toilet-bidet-tub, two bedrooms for children, bathroom wc-shower. **PPP no. 04 - 1st floor - Chf 650'000.-; PPP no. 10 - 3rd floor - Chf 670'000.-; completion with standard finishes from Chf 60,000 (details on request).** There are also available for condominiums: on the ground floor hobby and children's play room with exit to the large



terrace, laundry rooms, private cellars, private and guest parking spaces, indoor bike parking spaces, outdoor playground, etc. Heating: air / water heat pump coils to optimize energy consumption. Armored entrance doors. Insulated windows in thermo-lacquered aluminum. Electric shutters and awnings. Alarm system predisposition. Available parking spaces that can be purchased separately (1 or 2 spaces available): CHF 37'500.- each. **Possible purchase with Rent to Buy formula through specialized company with down payment of approx. 5 %.**

### Property detail

**Code:** D1522-4,5

**Contratto:** FOR SALE

**Type:** Apartment

**Region:** Ticino

**Province:** Distretto di Mendrisio

**Municipality:** Vacallo

**ZIP:** 6833

**Price:** 650,000 CHF

**Total Sqm:** 121 sq.m

**Bedrooms:** 3

**Bathrooms:** 2

**Rooms:** 4

### Features

Optical Fiber

Hobby room

Cable line

Parquet

Tiles

### Nearby

Banks

Football Fields

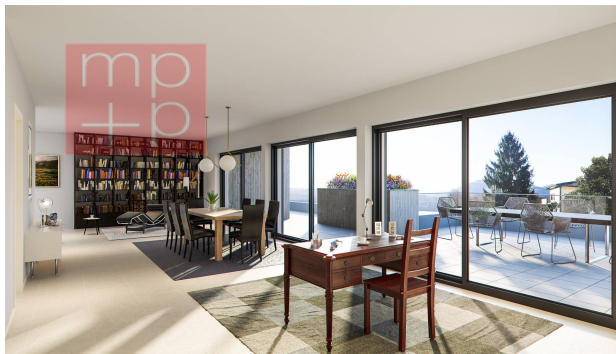
Sport Centers

Tennis Courts

Bike Lanes







#### Planimetria

scala 1:600



#### SUPERFICI VENDITA PPP

Misurazione: netta interno muri perimetrali  
50% terrazze coperte  
giardini in diritto d'uso

PPP 1	3 ½ locali	mq. 73 + 24	Petto + Ripostiglio
PPP 2	3 ½ locali	mq. 98 + 32	Giardino
PPP 3	2 ½ locali	mq. 54 + 22	Giardino
PPP 15	4 ½ locali	mq. 121 + 32	Giardino
PPP 16	2 ½ locali	mq. 54 + 20	Giardino
PPP 17	3 ½ locali	mq. 98 + 31	Giardino
PPP 6, 8, 12, 19, 22, 25	2 ½ locali	mq. 54	
PPP 5, 8, 11, 20, 23, 26	3 ½ locali	mq. 98	
PPP 4, 7, 10, 13, 18, 21, 24	4 ½ locali	mq. 121	
PPP 14, 27 attici	5 ½ locali	mq. 205	

Blocco A						Blocco B					
PPP 14 attico 5 1/2						PPP 27 attico 5 1/2					
PPP 11 3 1/2	PPP 12 2 1/2	PPP 13 4 1/2				PPP 24 4 1/2	PPP 25 3 1/2	PPP 26 3 1/2			
PPP 8 3 1/2	PPP 9 2 1/2	PPP 10 4 1/2				PPP 21 4 1/2	PPP 22 2 1/2	PPP 23 3 1/2			
PPP 5 3 1/2	PPP 6 2 1/2	PPP 7 4 1/2				PPP 18 4 1/2	PPP 19 2 1/2	PPP 20 3 1/2			
PPP 2 3 1/2	PPP 3 2 1/2	PPP 4 4 1/2				PPP 15 4 1/2	PPP 16 2 1/2	PPP 17 3 1/2			
fitness - gioco bambini						Autorimessa					

Sorengo, 25 aprile 2015