



FOR SALE

CH-6945 Origlio, Ai Magi 43

Building Land in Residential Area Surrounded by Nature

CHF 1,250,000.-

SEQUOIA
CONSULTING

Property description

In Origgio, in a very quiet residential area surrounded by greenery, close to Lake Origgio, all services and international schools (International School of Ticino SA, Rudolf Steiner School), a few kilometers from the center of Lugano, we offer for sale this 791 m² plot of land.

Occupancy index: 341.51 m²

Exploitation index: 252.02 m²

There is the project in reduced version with the building permit Sul approved 297 m² with occupancy index of 211 m².

Costs incurred to prepare the land for construction (planning, permits, spezione toxic substances, removal of toxic substances, post asbestos measurement, taking out of service boiler and naphtha tank, architects, surveyor, energy engineer, static value engineer, fire engineer, building fees, electrical system design, shelter exemption decision, easement with RFD731 and miscellaneous legal costs, etc.): CHF 116,174.

Estimated cost of demolition of the existing house: CHF 47'000.

Final sale price: CHF 1'250'00.-

Characteristics

Availability

Immediate

Reference

5299

Object Price

CHF 1,250,000.-

Type

House

Ground surface

791 m²

Picture(s)





Contact

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Notes
