Coldwell Banker Gruppo Bodini
Via Passione, 7 - 20122 Milano
P.IVA e C.F.: 11872901001
Tel.: +39 0289776541

Building for Sell in Varese

Via Emilio Praga, Varese, VA

1.250.000€

Contact info

Coldwell Banker Gruppo Bodini

Matteo Mesiti

Phone: (+39) 02 89776541
Mobile: +393407898517
Email: matteo.mesiti@cbitaly.it

Description

Modern Residential Investment Building for Sale in Varese â€“ 6 Apartments, A+ Energy Class, CasaClima and Solar Panels

In a strategic and well-served location, approximately one kilometre from the Ospedale di Circolo, we are pleased to offer for sale an entire contemporary residential complex comprising six units, defined by sustainable architecture and advanced technology.

Set along a quiet side street of Viale Borri, the property combines privacy with immediate access to essential services, transport connections, and major healthcare facilities.

Completed in 2015, the building is constructed predominantly in timber, with only the elevator shaft in reinforced concrete. It stands out for its outstanding environmental performance, as certified by CasaClima, and benefits from an A+ energy rating. A 15 kW photovoltaic system further enhances efficiency and long-term sustainability.

The property is arranged over three above-ground floors; each level features one studio apartment (approx. 32 sqm) and one one-bedroom apartment (approx. 58 sqm), for a total of six residences. All units are sold fully furnished and ready for immediate occupancy or rental.

Each apartment includes a dedicated parking space within the grounds. A shared coin-operated laundry facility is located in the basement. The building benefits from dual pedestrian and vehicular access via Via Praga and Via Passeroni.

From a technical standpoint, the complex is equipped with integrated home automation systems controlling key functions, including motorized window opening, electric shutters, video intercom, air-based heating and cooling, reinforced security doors, and wood-aluminium double-glazed windows. The structural quality and installed technology ensure year-round comfort and optimized energy management.

This asset represents a compelling investment opportunity in a highly demanded micro-location, particularly suited for professionals, healthcare staff, and students.

Individual unit purchases are also available.

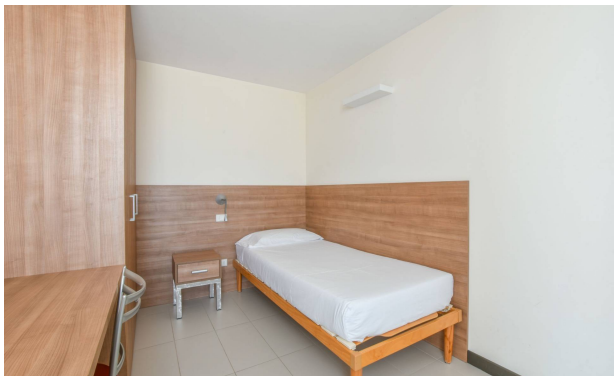
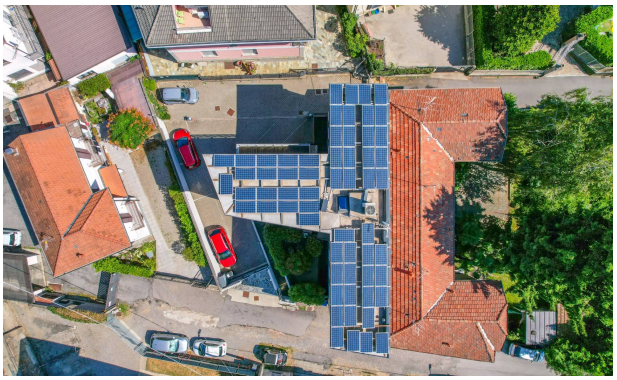
Details

Property ID: CBI112-2916-301486	Surface: 270.00 m²
Rooms: 8	Bathrooms: 6
Energy Class: A4 EP glnr: 80.65 kwh/m²	Bedrooms: 7

Property Features

- Floor: Building
- Conservation status: Excellent
- Current condition: Free upon deed
- Surface: 270.00 m²
- Rooms: 8
- Bedrooms: 7
- Bathrooms: 6
- Kitchen: Exposed
- Elevator: 1
- Balconies: Presente
- Shower: Yes
- Parking space: Covered
- Garage: Shed

Nearby

- Gyms
- Beauty centres
- Soccer fields
- Sport centres
- Tennis courts
- Cycle paths
- Playgrounds
- Rail station
- Public transports
- Nursery school
- Primary schools
- Secondary schools
- High school
- Bar
- Post offices
- Shopping centres
- Municipal office

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