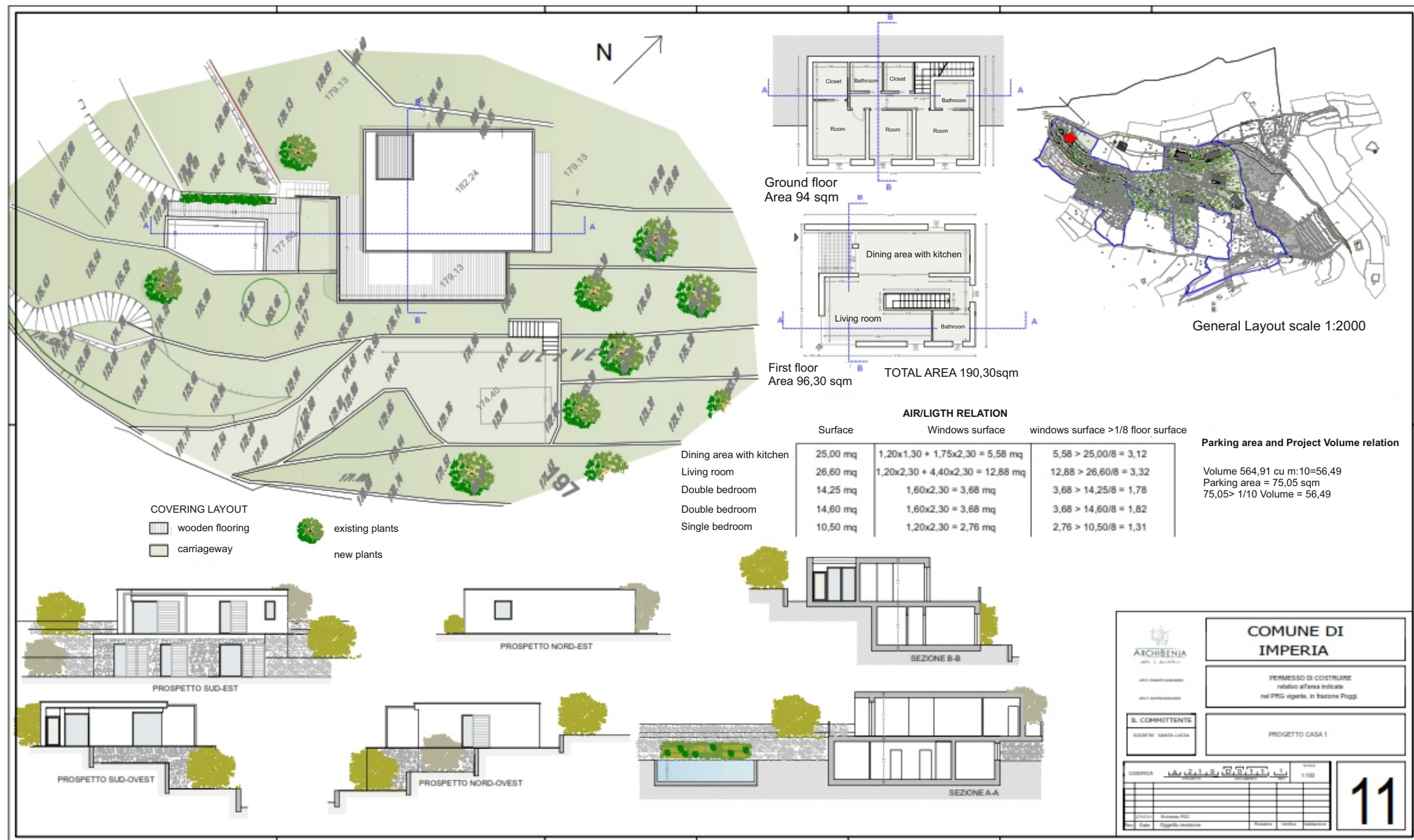


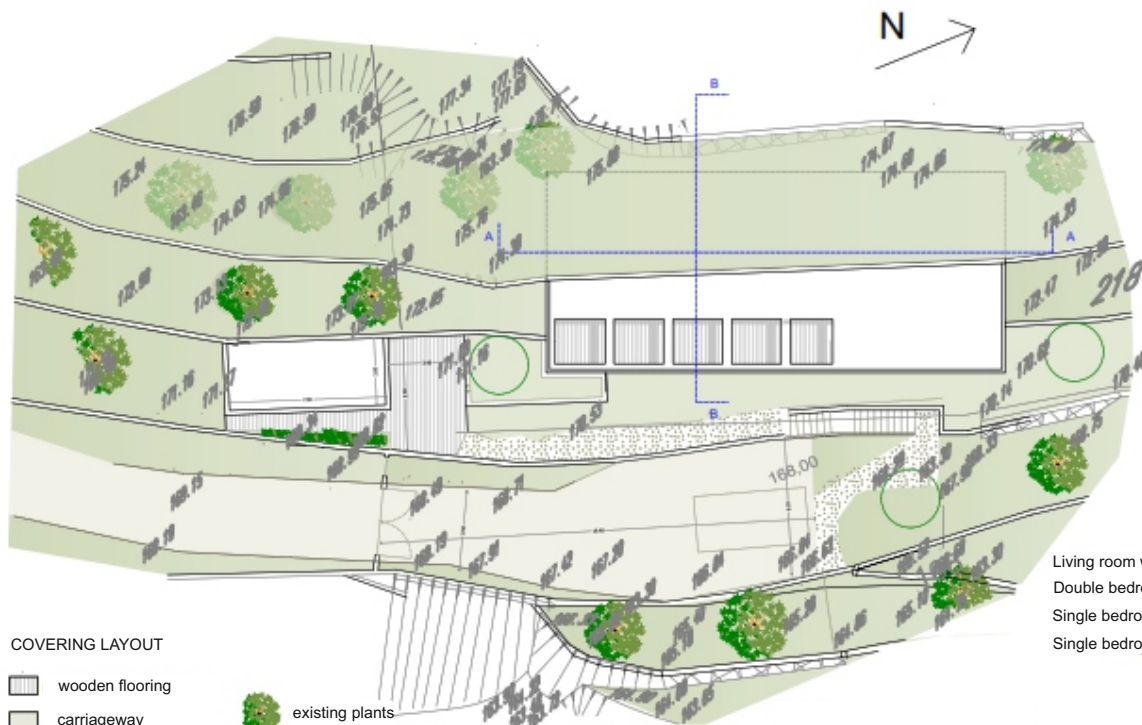


Mir  Immobiliare
Real Estate Agency

SEA VIEW RESIDENCE
FLOOR PLANS and PRICES



LOTTO N. 1



COVERING LAYOUT

- wooden flooring
- carriageway
- grassy footpath

existing plants
 new plants

PROSPETTO SUD-OVEST

PROSPETTO NORD-OVEST

SEZIONE B-B

PROSPETTO SUD-EST

FLOOR PLAN
 Area 151,20 sqm

AIR/LIGHT RELATION

Surface	Windows surface	windows surface >1/8 floor surface
Living room with kitchen 56,30 mq	5,50x2,70 = 14,85 mq	$14,85 > 56,30/8 = 7,04$
Double bedroom 16,80 mq	1,50x2,70 = 4,05 mq	$4,05 > 16,80/8 = 2,10$
Single bedroom 12,00 mq	1,50x2,70 = 4,05 mq	$4,05 > 12,00/8 = 1,50$
Single bedroom 10,60 mq	1,20x2,70 = 3,24 mq	$3,24 > 10,60/8 = 1,32$

Parking area and Project Volume relation

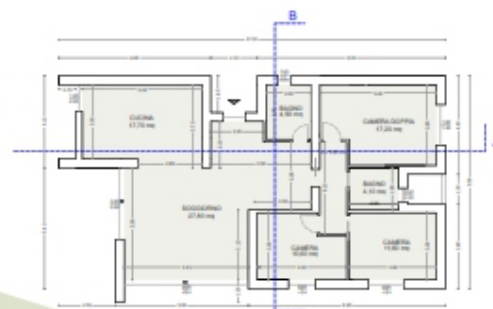
Volume 464,66 cu m:10=46,46
 Parking area = 99,90 sqm
 $99,90 > 1/10 \text{ Volume} = 46,46$



General Layout scale 1:2000

 ARCHIBENIA architetti a.s.		COMUNE DI IMPERIA	
altro indirizzo Municipio altro indirizzo Municipio		PERMESSO DI COSTRUIRE relativo all'area indicata nel PRG vigente, in frazione Poggi.	
IL COMMITTENTE SOCIETA' SANTA GIUSTA		CARTOGRAFIA_FOTO AEREA PTCP_Piano di bacino_PRG	
CODIFICA 10111201011	scala 1:100	<div style="font-size: 48pt; font-weight: bold;">12</div>	
data 2011/10	revisione PDC 01/10/2011	revisione 01/10/2011	data 01/10/2011

LOTTO N. 2








AIR/LIGHT RELATION

	Surface	Windows surface	windows surface >1/8 floor surface
Kitchen	17,70 mq	1,20x2,60 = 3,12 mq	$3,12 > 17,70/8 = 2,21$
Living room	27,80 mq	3,20x2,60 + 5,55x2,30 = 21,08 mq	$21,08 > 27,80/8 = 3,47$
Double bedroom	17,20 mq	1,80x1,30 = 2,34 mq	$2,34 > 17,20/8 = 2,15$
Single bedroom	11,60 mq	1,60x2,30 = 3,68 mq	$3,68 > 11,60/8 = 1,45$
Single bedroom	10,60 mq	1,20x2,30 = 2,76 mq	$2,76 > 10,60/8 = 1,32$

Parking area and Project Volume relation

Volume 439,64 cu m:10=43,96
Parking area = 85,90 sqm
85,90> 1/10 Volume = 43,96

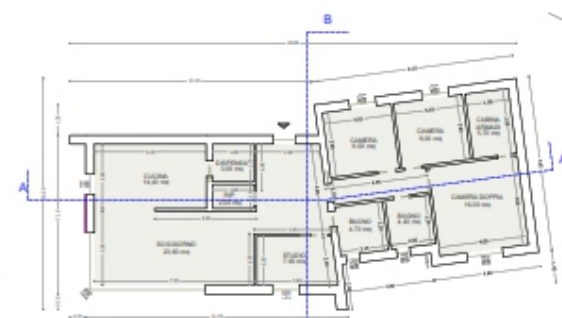
COVERING LAYOUT

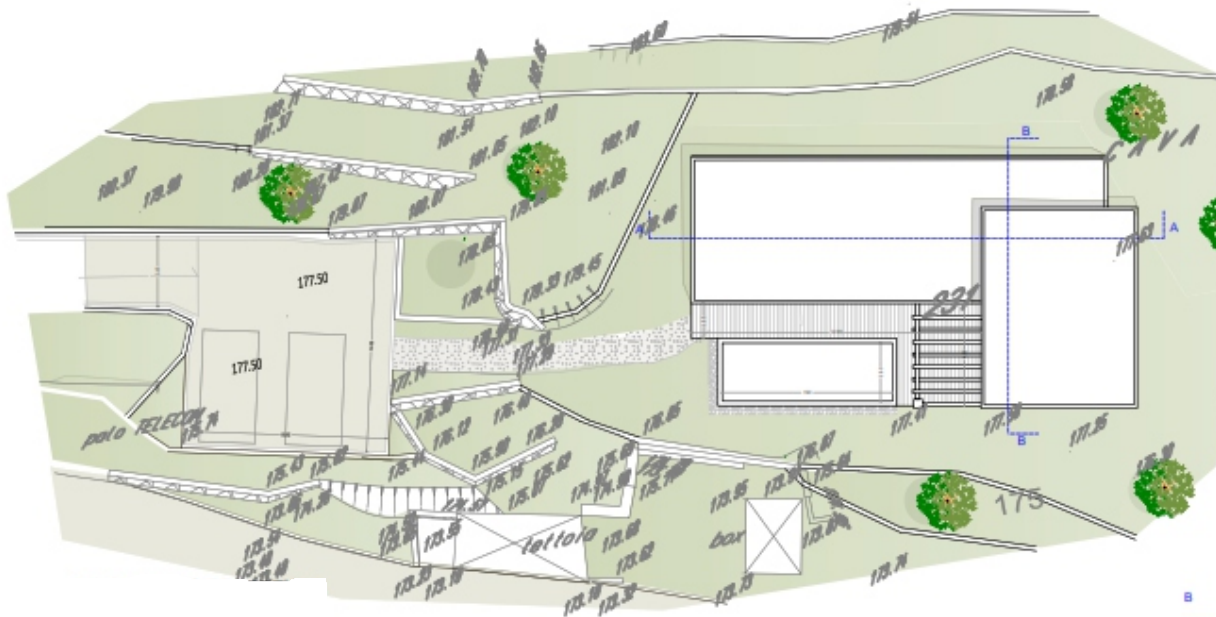
-  wooden flooring
  existing plants
-  carriageway
  new plants
-  grassy footpath



 ARCHIBENIA <small>Azienda di Servizi Urbanistici</small>	<h1 style="margin: 0;">COMUNE DI IMPERIA</h1>
<p><small>ufficio IMBILLO e Edilizia</small></p> <p><small>ufficio SERVIZI Edilizi</small></p>	<p>PERMESSO DI COSTRUIRE relativo all'area indicata nel PRG vigente, in frazione Poggi.</p>
<p>IL COMMITTENTE</p> <p><small>NOGENTINI GIANPAOLO</small></p>	<p>PROGETTO CASA 3</p>

LOTTO N. 3



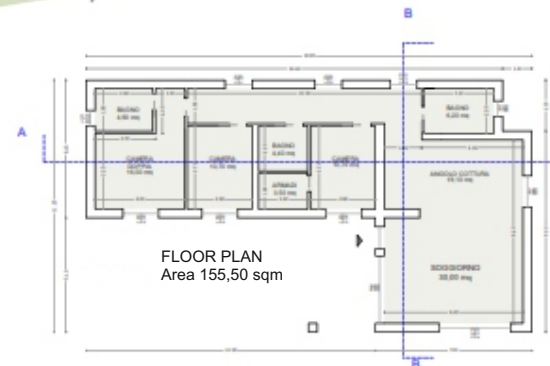
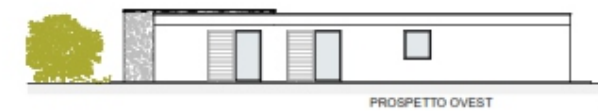
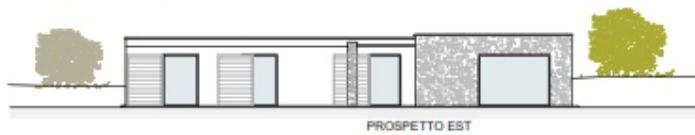


COVERING LAYOUT

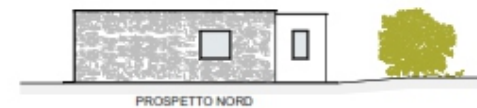
- wooden flooring
- carriageway
- grassy footpath
- existing plants
- new plants



General Layout scale 1:2000



FLOOR PLAN
Area 155,50 sqm



	Surface	AIR/LIGHT RELATION Windows surface	windows surface > 1/8 floor surface
Kitchen	19,10 mq	1,40x1,30 = 1,82 mq	$1,82 > 19,10/8 = 2,39$
Living room	30,00 mq	$3,00 \times 2,30 + 3,20 \times 2,30 = 14,26$ mq	$14,26 > 30,00/8 = 3,75$
Double bedroom	16,00 mq	1,60x2,30 = 3,68 mq	$3,68 > 16,00/8 = 2,00$
Single bedroom	10,70 mq	1,60x2,30 = 3,68 mq	$3,68 > 10,70/8 = 1,34$
Single bedroom	10,70 mq	1,60x2,30 = 3,68 mq	$3,68 > 10,70/8 = 1,34$

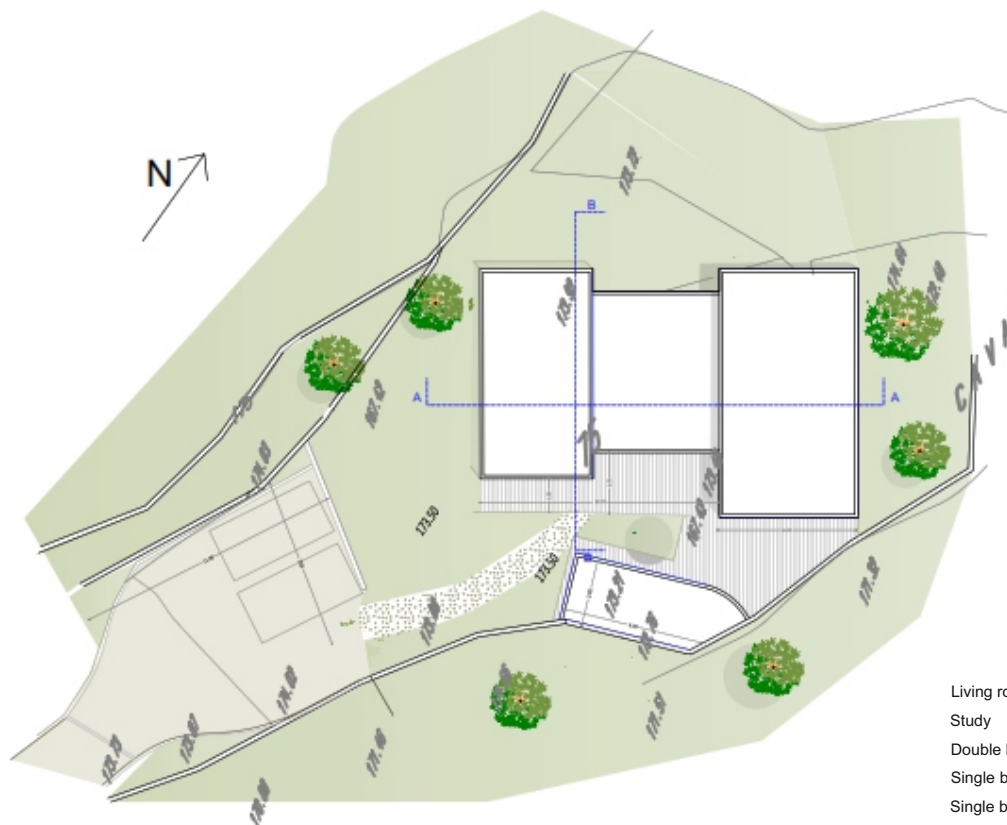
Parking area and Project Volume relation

Volume 467,70 cu m: $10 \times 47,67$
 Parking area = 99,60 sqm
 $99,60 > 1/10$ Volume = 47,67

		COMUNE DI IMPERIA	
<small>ARCHIBENIA è un marchio registrato</small>		PERMESSO DI COSTRUIRE <small>relativo all'area indicata nel PRG vigente, in frazione Poggi.</small>	
IL COMMITTENTE <small>SOCIETÀ: SANTA GIUSTA</small>		PROGETTO CASA 5	
CODIFICA <u>14/12/12/05/13/14</u>		Scala 1:100	
Disegnato <u>Arch. P. Poggi</u>		Verificato <u>Arch. P. Poggi</u>	
Aut. P. Poggi		Aut. P. Poggi	

15

LOTTO N. 5



COVERING LAYOUT

- wooden flooring
- carriageway
- grassy footpath
- existing plants
- new plants



General Layout scale 1:2000

Parking area and Project Volume relation

Volume 484,34 cu m:10=48,43
 Parking area = 100,00 sqm
 100,00 > 1/10 Volume = 48,43

AIR/LIGHT RELATION

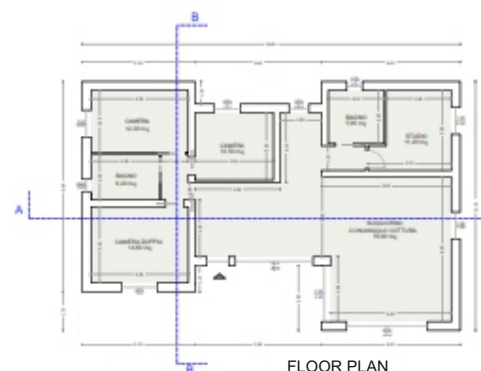
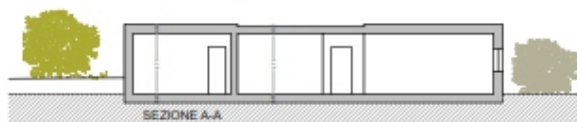
Living room with Kitchen
 Study
 Double bedroom
 Single bedroom
 Single bedroom

Surface

Windows surface

windows surface > 1/8 floor surface

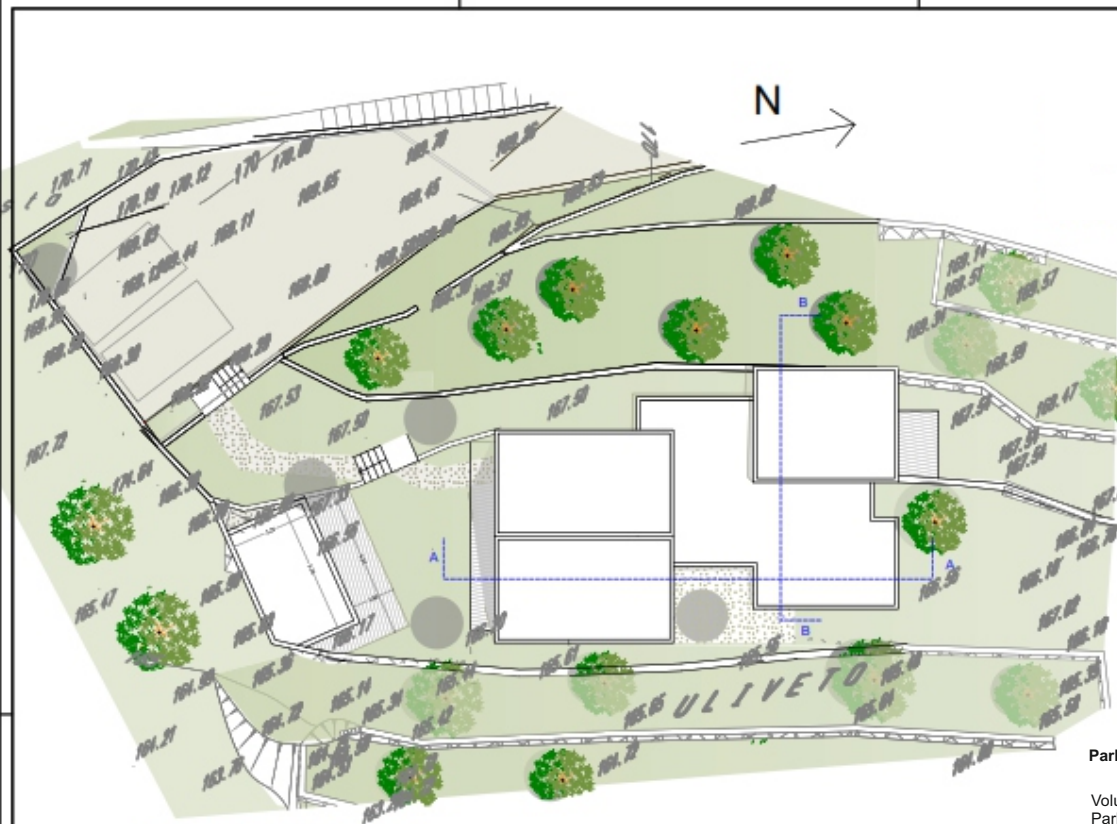
55,60 mq	$1,20 \times 1,30 + 3,60 \times 2,30 + 3,40 \times 2,30 + 2,50 \times 2,30 = 23,41$ mq	$23,41 > 55,60/8 = 6,95$
11,20 mq	$1,20 \times 2,30 = 2,76$ mq	$2,76 > 11,20/8 = 1,40$
14,80 mq	$1,60 \times 2,30 = 3,68$ mq	$3,68 > 14,80/8 = 1,85$
12,00 mq	$1,20 \times 2,30 = 2,76$ mq	$2,76 > 12,00/8 = 1,50$
10,50 mq	$1,20 \times 1,30 = 1,56$ mq	$1,56 > 10,50/8 = 1,31$



FLOOR PLAN
 Area 157,40 sqm

 <small>ARCHIBENIA</small> <small>Ass. di Architetti</small> <small>Ass. di Architetti</small>	COMUNE DI IMPERIA	
	PERMESSO DI COSTRUIRE relativo all'area indicata nel PRG vigente, in frazione Poggi.	
IL COMMITTENTE SOCIETA' SANTA GIUSTA	PROGETTO CASA 6	
CODIFICA: 1/12/13/14/15/16/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100	scala: 1:100	16

LOTTO N. 6



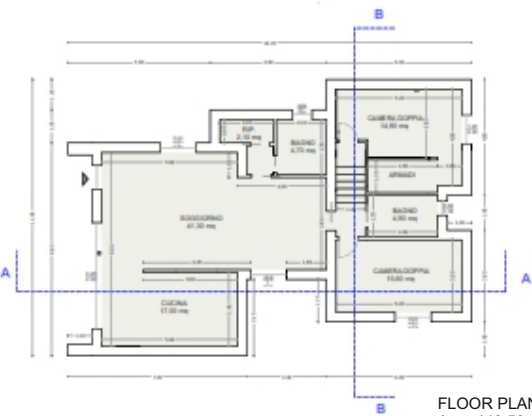
General Layout scale 1:2000

COVERING LAYOUT

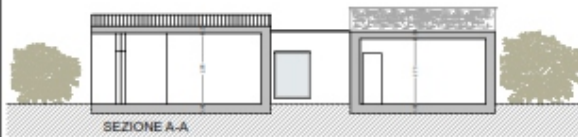
- wooden flooring
- carriageway
- grassy footpath
- existing plants
- new plants

Parking area and Project Volume relation

Volume 467,49 cu m:10=46,74
 Parking area = 120,00 sqm
 $120,00 > 1/10 \text{ Volume} = 46,74$



FLOOR PLAN
 Area 140,50 sqm



SEZIONE A-A

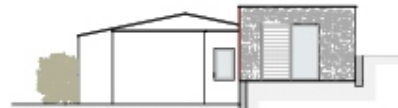
Kitchen
 Living room
 Double bedroom
 Double bedroom

Surface	Windows surface	windows surface >1/8 floor surface
17,00 mq	2,20x2,30 = 5,06 mq	$5,06 > 17,00/8 = 2,12$
41,30 mq	$2,20 \times 2,30 + 1,50 \times 1,30 + 1,50 \times 1,90 = 9,86 \text{ mq}$	$9,86 > 41,30/8 = 5,16$
14,90 mq	1,50x2,30 = 3,45 mq	$3,45 > 14,90/8 = 1,86$
15,30 mq	1,20x2,30 = 2,76 mq	$2,76 > 15,3/8 = 1,91$

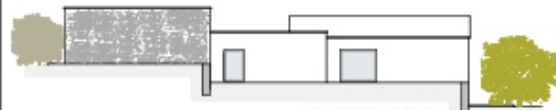
AIR/LIGHT RELATION



PROSPETTO-EST



PROSPETTO-NORD



PROSPETTO-OVEST



PROSPETTO-SUD



SEZIONE B-B

 ARCHIBENIA ARCHITETTO ASSOCIATO ARCHITETTO ASSOCIATO	COMUNE DI IMPERIA	
	PERMESSO DI COSTRUIRE relativo all'area indicata nel PRG vigente, in frazione Poggi.	
S. COMMITTENTE SOCIETA' SANTA LUCIA	PROGETTO CASA 7	
CODIFICA: 1:100	17	
DATA: 10/05/2011 AUTORE: Santa Lucia	VERIFICATO: Santa Lucia	APPROVATO: Santa Lucia

LOTTO N. 7

Santa Lucia Residences

On the first hills of the Ligurian Riviera in the province of Imperia, 7 villas with private gardens are built; the individual lots vary from 1500 square meters to about 2500 square meters.

The level of construction and finishing is very high, where first choice technologies and materials are used, the prices are to be considered for finished "turnkey" properties as per the description of the specifications.

Each villa is totally independent and has its own building permit; on any of the lots a villa can be built according to the types indicated below, complete with the swimming pool or without it.

The villas are allowed to be built for approximately 240 sqm, on 2 levels, 1 of which is ground (semi-underground).
A single floor or a 2-floor villa can be built on any of the lots.

Type 1 One floor villa of 150 sqm and garden, with finishing materials and work of your choice as per the available specifications.

Euro 980,000

Type 2 One floor villa of 150 sqm and garden, with finishing materials and work of your choice as per the available specifications. Including swimming pool in the private garden.

Euro 1,190,000

Type 3 2-floor villa of a total of about 200 sqm (excluding the external areas).

1 First floor of about 100 sqm

1 Semi-ground floor of about 100 sqms for sauna, garage or various rooms

Swimming pool in the private garden. Finishing materials and work as per the available specifications

Euro 1.450.000

The above prices are valid until June 30, 2023

Urbanization (roads) are already existing or under construction.

Execution period: 12 months for 1-floor villas, 18 months for 2- floor villas, approximately

The timelines indicated above are valid from the collection of the building permit which will take place after the preliminary agreement for the purchase of the property

Payments:

10% upon the commitment to purchase the Lot with the simultaneous issuance of a Bank Guarantee by the developer

10% upon the Notarial preliminary agreement and simultaneous payment of 4% as agency fees to Mir Immobiliare

30% after 8 months from the preliminary agreement

50% (Balance) upon the Notarial Deed

Contact and informations:

Andrea Comellini +393356409333

Angela Mereacre +393381080126


Mir  **Immobiliare**
Real Estate Agency

Via Palazzetti 3 San Lazzaro di Savena (BO)

Tel. +39 3381080126 angela.mereacre@mirimmobiliare.it

www.miriimmobiliare.it

Vendite: per informazioni :

Mir  Immobiliare
Real Estate Agency

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www.mirimmobiliare.it