

LE PERGOLE DI SONENGA - MENAGGIO



WHERE ARE “LE PERGOLE DI SONENGA” AND HOW TO ARRIVE:

The Village is situated at Menaggio, at the locality Sonenga, and the historic pedestrian city center, directly in front of the lake, can be reached in 10 min, also on foot.



The historic Menaggio and Cadenabbia Golf Club is only a few minutes away by car, in one and a half hour you can reach St. Moritz, Milan within the same time and Lugano within 30 minutes.



For air link nearby there are: the international airport of Milan Malpensa, Milan Linate, Bergamo Orio al Serio or Agno-Lugano in Switzerland are available.

GENERAL INFORMATION:

According to the philosophy of the project all efforts have been taken to offer the best in style and wellbeing respecting nature and environment, and every apartment, inserted into a private park, offers a magnificent panorama of the lake.

The buildings are in part covered by natural stone and are directly connected to the common spaces to best enjoy life at the village like being at an old 'borgo' (village) of the lake and nothing has been left to chance: from the colour range of the houses to the choice of the stone for the walk-ways, from the selection of the vegetation to the form of the buildings.



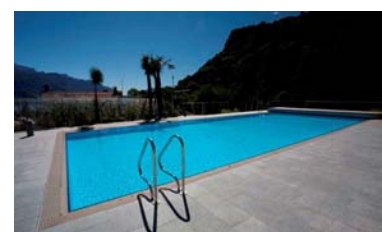
The common parts do include other than a big park / garden, a Swimming-pool of 8,50 x 18,00 m and a Jacuzzi of 3,50 m diameter.

Both facilities are heated in the mid-seasons of May, June and September using a solar panel system (which does deliver also hot water for the bathrooms of the apartments) in full respect for the environment.

All connected services like bathrooms, dressing rooms and storage space are situated in the basement.

The eco-friendly concept of the whole project includes as well the collection of rain water for being re-used for garden purposes.

Next to the swimming-pool you will find the solarium/relax-area, partially furnished with a wooden plank floor and partially covered by natural stone, surrounded by greens and trees.





The outdoor space can be enjoyed also after sunset due to a special illumination system studied according to an illumination-technical concept projected by the company FLOS (www.flos.it).



For you parking we offer in alternative locked up garages as well as park spaces underground or park spaces in the open air protected by a pergola.



DESCRIPTION OF THE REAL ESTATE UNITS:

The whole complex is divided into four lots: Lot A, Lot B, Lot C and Lot D.

Lot B, all the common parts of Lot B, C and D and Lot C have been finished. Lot D is still under construction, whereas Lot A is in phase of “start up”.



INHABIT SOLUTIONS TO SATISFY ALL KIND OF REQUIREMENTS:

We do offer different typologies of apartments with the possibility to personalize the spaces according to the proper requirements of the clients.

PRICES AND CHARACTERISTICS OF THE OFFER:

The offer does foresee a formula “keys in hand full optional”, the prices do start from Euro 480.000,00 (+ VAT) for an apartment of two rooms with private garden. The prices include:

Connections The costs for the connections to the public services (water, gas, electricity and clearing of dirt water) which are usually charged to the purchaser, will be supported directly by the construction company without any added costs.

Cadastral registration Lario House will directly take responsibility to predispose the cadastral scheme related to the real estate unit to be entitled nominally to the purchaser without any added costs for the purchaser.

Green spaces and irrigation system Every apartment has got at its disposal a private green space, which could be a garden or a terrace, already set up with flowers and plants and relative flower pots equipped



with an irrigation system; all designed and studied by a landscape architect of international reputation from the company

Rattiflora;

(www.rattiflora.com)



Air conditioning Every apartment has got its own air-conditioning equipment for the refreshment of the rooms. For the diffusers of the cold air it is foreseen the possibility to hide them completely built-in where the ceiling has been lowered at the passage, whereas the unit for the production and the treatment could be placed, hidden out of sight, into suitable housing outside the apartment.



Kitchen completely furnished

All apartments are equipped with a complete kitchen delivered by the company Berloni and including all household appliances such as dishwasher, fridge, stove and oven. (www.berloni.it).



Fireplace : For each apartment there is foreseen a company Hwam, delivered directly by the producer and installed without any added costs for the purchaser.

(www.scandinaviadesign.it)



fireplace from the Danish by our professional workers



Sanitary and bath-room accessories A part from the usual bath-room furniture chosen from the production of the company Villeroy & Boch (www.villeroy-boch.com) and for the taps and water mixers of first quality from the company Grohe (www.grohe.it), the bath-rooms are completely furnished with accessories and utilities (including mirrors and towel racks, shower cabins and shelves).

Only pictures, even beautiful ones, do not succeed to reflect the real beauty of the village “Le Pergole di Sonenga”. It would be our pleasure to have the possibility to show you personally the complex in order to enable you to consider and value the real value of the village everything has been studied up to the minimum detail, the fittings are of high quality and in the following we will give you some examples:

Internal and external fittings of the apartments

The doors and the windows outside are made of mahogany equipped with double window pane to be opened by swing-doors for the windows of medium and small dimensions, having sliding doors for windows of bigger sizes; the delivery and the setting of the frames are certified from the producing company Alpi Fenster (www.alpifenster.it).

The thresholds and the windowsills are in natural stone called “luserna” which surface is treated to result non-slippery.



The entrance doors of the apartments are armoured and are equipped with security locks having a certified key; the fitting of the door panel inside is coordinated to the fittings of the real estate unit;

The internal doors of the apartments are delivered by the company Lualdi: it has been selected the series “Super” designed by the architect Caccia Dominioni (www.lualdiporte.com).

The buttons to switch on and off the electric and all the video-intercoms installed come from the company BTicino and have been taken from the prestigious series Axolute for all the apartments. (www.axolute.it).



The floors proposed do differ as for their use at the living area, the sleeping area or at the bath-rooms: for the living area and the kitchen corner there is foreseen flooring in gres porcelain from the company Casalgrande Padana; the bed room floors will be covered in wood; at the bath-rooms the fittings for floors and walls are proposed in ceramics to be chosen as per form, colour and coordinated materials from a wide range of choices (www.casalgrandepadana.com)

Please be advised as well of our added services:

Thanks to our business partners we are able to arrange for a custom-tailored mortgage with a serious Italian Bank of up to 70% of the value of your property.

We could arrange contact to a Holiday Agency which will be pleased to offer your property to the increasing number of tourists in visit of Lake Como in order to turn your apartment into a good investment in the future as for the rent you will earn.

We could arrange for a contact to an administration service taking care of all request related to your apartment such as payment of bills, cleaning service etc. to enable you to enjoy only the best side of your ownership.

Is still possible to adapt the apartment to your personal need as it is still possible to modify the lay-out of the apartments and to choose the fittings for bathrooms and floors according to your personal style.



Residence B and residence C - Panoramic view .



Private garden with view on residence C.



We are at your disposal, do not hesitate to contact us should you need further information.

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