Le Colline sul Lago Real Estate Sagl
Via Luvini 3 - 6900 ()
+41 91 924 04 44

Land for sale in Roveredo (GR)
CHF 1.400.000
Ref. 3123



2.369 sq.m.

Located in the Canton of Graubünden, in the Mesolcina Valley, yet only a half-hour drive from Lugano. A well-populated area, a municipality benefiting from a renewed road network (with the construction of the Roveredo bypass, which diverted highway traffic into the mountains) where all essential services are located: supermarket, pharmacies, banks, and schools from preschool to middle school.
Quality of life, convenient transport links, and competitive tax rates in Graubünden: these are some of the factors that make Roveredo and the Mesolcina region an increasingly popular destination for relocation. And, consequently, a good place to invest in residential construction.
This land offers several advantages: it is flat, urbanized, in an excellent location just a short distance from schools, it already has an approved project (but it has expired and therefore must be resubmitted), and it also offers the possibility of having a quota of secondary residences (in Roveredo, new construction must only be primary residences) thanks to the presence of a residential building that would be maintained and completely renovated.
The project includes five buildings, three of which are new construction and two complete renovations. For a total of 16 residential units (ranging from 2.5 to 5.5 rooms) and 26 parking spaces in the underground garage.

REF. 3123

Features

Code: 3123	Reason: Sale
Categoria: Land	Address: Roveredo
Zip Code: 6535	Municipality: Roveredo (GR)
Total Square Meters: 2.369 sq.m.	Street Frontage
Water Pipes	Light
Telephone Lines	

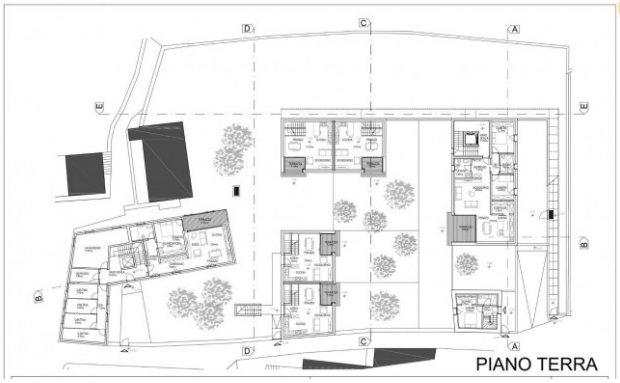
Nearby

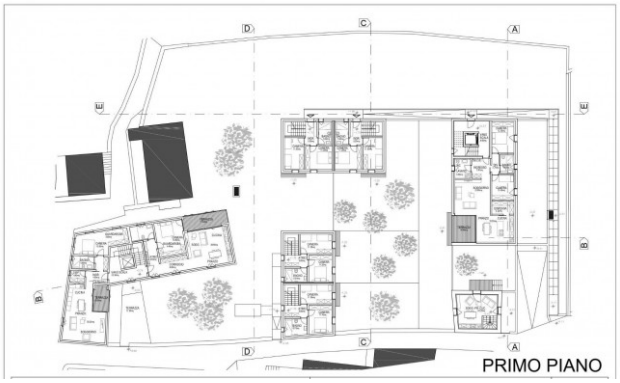
Bike Lanes	Public Transport
Elementary Schools	Schools
Restaurant	Post Offices
Supermarket	Pharmacy













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