

## Information for purchasers

### 7 REASONS TO INVEST IN LAVENO PREMIUM REAL ESTATE

- Unique location on the sunny shore of Lake Maggiore;
- Worldwide famous architects and landscapers;
- Mediterranean park with underground parking;
- A exclusive Hotel de Charme and wellness center
- Eco-sustainable energy thanks to the use of lake water
- Highest standards of construction quality
- Safe purchase with maximum guarantee

### GENERAL INFORMATION

#### LOCATION

Laveno Mombello, in the province of Varese, has always been considered one of the area's most important historical and cultural sites. Its unique position, set on a natural harbour on the east bank of Lake Maggiore, gives it an extraordinary climate and landscape. Laveno is the ideal place to live or spend a holiday, quiet and strategically located for the Swiss border, Milano, Como, Varese and Malpensa international airport.

#### HOW TO GET HERE

Milan can be reached from Laveno Mombello in 1 and ½ hour by car thanks to the motorway Autostrada dei Laghi A9. Zurich (Switzerland) is 3 hours by car (Highway 69) while Malpensa International airport can be reached in 50 minutes by the A8 motorway. The Varese aerodrome for private planes is only 30 minutes far from Laveno. Public transport is provided by bus, train (Ferrovie Nord Milano) and ferry (Gestione Navigazione Laghi).

#### ARCHITECTURE

The Laveno Premium Real Estate complex is made up of different areas developed and designed by different leading architecture firms. Each area has a different use and its own architectural concept. The complex will both include residential and tourist apartments, all south side and with lake view. High-quality facilities are at complete disposal of residents: sailing center, wellness center, restaurant with room service, many shops and much more.

Here you are the architecture firms:

**Oneworks**

**Cino Zucchi Associati**

**Archea Associati**

**Langenkamp.dk**

**Peia Associati**

**Gustafson und Porter (landscapers)**

#### THE NEW LUNGO LAGO PARK

The new Lungolago park and the green spaces between the buildings have been designed by British landscape architects Gustafson & Porter. Sunny terraces, walls covered in climbing plants: vegetation will cover stairways and streets that will climb over the project borders, creating many areas to experience and enjoy the natural and historical wonders of Lake Maggiore.

## Purchase information

### THE APARTMENTS

The apartments will be built according to customer needs. During the construction phase you can decide sizes, layout of the individual rooms and finishes.

The complex offers five different architectural styles, ranging from pure contemporary to bio-architecture. Every plan can be customized depending on your needs and the size you desire.

Our architects and interior designers are at your complete disposal to help you in customizing your apartment.

### ON FOOT

Laveno Premium Real Estate is a completely pedestrian area.

The underground parking leaves more space for squares, gardens and sunny terraces.

### HOTEL DE CHARME & FACILITIES

The exclusive Hotel de Charme is part of Oneworks residencial complex. The Hotel disposes of indoor pool, fitness & wellness center, restaurants and lounge.

Wine bar, sailing center with private harbor and boutiques are planned.

The apartment may use all those facilities:

- Reception service around the clock
- Room service and help in the kitchen with “rent-a-cook”
- pool, SPA and wellness center
- GYM
- Cleaning service and repairmen (on demand)

### “CENED” CERTIFICATION

All apartments will be built according to modern energy saving criteria in order to meet the “CENED” certification standards ([www.cened.it](http://www.cened.it)) issued by the Region of Lombardia. The CENED certificate defines the energy efficiency of a building as a mark of quality. CENED is an independent agency that certifies buildings according to specific criteria and only after careful inspections of the site by its technicians.

### ECO-FRIENDLY

The entire “Laveno Premium Real Estate” complex is built in accordance with the energy-saving principles and CENED requirements (energy certification of the Region of Lombardia). That means an annual energy demand of less than 50 kWh per square meter. All buildings have high levels of thermal insulation, excellent plant systems and a great level of comfort which increase their value over time.

Lake water is used throughout the year: to air-condition in summer and to heat all the buildings in winter thanks to a cogeneration plant with micro-turbines and reversible heat pumps.

### CONDOMINIUM FEE

The yearly condominium fee are around 5€/m<sup>2</sup> (Euros/surface of the apartment) since the common areas are limited and the areas connected to the hotel are of its own property.

### SAFETY

The complex offers supervision and control around the clock, with centralized video surveillance systems, anti theft and fire alarms.

## Information for purchasers

### ACTIVITIES IN AND AROUND LAVENO MOMBELLO

- Tennis => several possibilities in Laveno
- Biking => Bicycles hire directly at the hotel
- Swimming => Outdoor and Indoor at Brebbia (10 km) Indoor at Gavirate (10 km)
- Horse back riding => Agriturismo Bonè ([www.agriturismo-bone.com](http://www.agriturismo-bone.com)) or for lessons only at Scuderia al Roccolo (Brenta 8 km)
- Archery => Arcieri di Varese ([www.arcierivarese.org](http://www.arcierivarese.org)) at Calcinate (12 km)
- Trekking => Several tours possible starting directly from Laveno
- Diving => Acqua Club ([www.acquaclub.com](http://www.acquaclub.com))
- Fishing => Lago d'oro ([www.agriturismolagodoro.com](http://www.agriturismolagodoro.com)) at Cavona (8 km)
- Kayaking => DK Summer Club ([www.sichelmond.altervista.org](http://www.sichelmond.altervista.org))
- Paragliding => Parapendio Club Laveno ([www.parapendiolaveno.it](http://www.parapendiolaveno.it)) directly in Laveno
- Hang gliding => Delta Club Laveno ([www.deltaclublaveno.it](http://www.deltaclublaveno.it)) directly in Laveno
- Downhill biking => ASD Emissioni Zero ([www.asdemissionizero.com](http://www.asdemissionizero.com)) or ask at the Hotel Reception
- Motorboat hire => Nautica Costantini at Cerro di Laveno ([nauticacostantini.it](http://nauticacostantini.it))
- Sailing boat courses => Top Vela just near the hotel
- Golf (20 km) => Golf dei Laghi ([www.golfdeilaghi.it](http://www.golfdeilaghi.it))
- Quad bikes (30 km) => At Sesto Calente ([www.quadadventure.it](http://www.quadadventure.it))
- Free climbing (25 km) <https://www.falesia.it/de/crag/516/campo-dei-fiori.html#.VeQSkfntmko>

### PURCHASE COSTS: TAXATION AND ADDITIONAL CHARGES

The sale contract is subject to VAT taxation (value added tax), there is no other tax applied to the transaction. 4% VAT rate of the purchase price is applied in case of first home; otherwise the applied rate will be 10%.  
Legal and registration fees are around 1 to 1,3% of the purchase price.  
A flat 22% rate is applied in case of lease.

### CONSTRUCTION DEFECT INSURANCE

We issue ten-year indemnity insurance, valid from the date of work completion, to cover damages that may result from the destruction of the building or construction defects.

### CONSTRUCTION GUARANTEES FOR PURCHASERS

The purchasers will get a guarantee in the event of insolvency; in that case they will get back the deposit already paid. This guarantee is accompanied by the preliminary purchase contract.

### INSTITUTIONAL INFORMATION - CASTELLO SGR

Castello SGR is a leading Italian asset management company and as of authorization of Banca d'Italia, it can cooperate, promote, establish and manage closed end real estate funds. The majority of shareholders of the company are institutional investors such as major Italian banks and insurance companies. The company can rely on a strong track record of management of real estate investments with established management in finance and real estate.