



COLDWELL BANKER
IMMOBILIARE
COSTI & PARTNERS

Coldwell Banker Immobiliare Costi&Partners

Corso Umberto I 148 - 07026 Olbia

P.IVA e C.F.: 02484080904

Tel.: (+39) 0789 204019

Land for Sell in Somma Lombardo

📍 Via Monte Ameno, Varese, VA

200.000€



Contact info



Coldwell Banker Immobiliare Costi&Partners

Paolo Costi

Phone: +390789204019

Mobile: +393929138659

Email: paolo.costi@cbitaly.it

Description

Somma Lombarda – Via Monte Armeno 17

The Plot That Lets You Build the Right Way. Just 40 Minutes from Milan, in an Area Growing the Smart Way.

If you are looking for a buildable plot and keep finding lots that are noisy, isolated, or unclear in terms of planning parameters... stop here.

This is not “just another plot.”

This is land that allows you to build properly, in a quiet residential area, well connected, with excellent exposure and clear urban planning data.

Anyone who understands the Milan hinterland market knows that plots like this — correctly priced and with transparent building parameters — do not remain available for long.

? The Numbers (Clear, Transparent, Usable)

Total cadastral surface:

935 sqm + 555 sqm

To be deducted:

212 sqm right-of-way (access road for the villa behind)

Effective usable surface: approximately **1,278 sqm**

Building index:

0.9 cubic meters per sqm

or, in surface terms: **0.3 sqm per sqm**

This translates into real development potential that allows:

- A substantial single-family villa with a generous private garden
- An elegant semi-detached villa
- Two independent villas
- Or, for a developer, a small residential project of attractive apartments highly demanded in the area

This is not an awkwardly shaped leftover lot.

It is not land that forces design compromises.

It is a well-proportioned plot with excellent sun exposure and genuine margins.

? Imagine What You Could Build Here

A modern villa filled with natural light, large glass windows, and a private garden.

Breakfast in the sun, peaceful afternoons, children playing outside without Milan's urban noise.

Or a semi-detached home designed for two family units — parents and children, siblings, or simply a smart investment choice.

For a developer, this could mean a small, harmonious residential complex with apartments of 70–90 sqm, livable terraces, and garages.

A product that today, in Somma Lombarda, is easily absorbed by buyers working between Milan, Gallarate, Malpensa, and Varese.

? The Location: The Real Strategic Value

Via Monte Armeno is located in a quiet, established residential neighborhood.

Not isolated countryside. Not industrial surroundings. A real community.

Somma Lombarda is increasingly becoming one of the smartest choices for those who want to live outside Milan without sacrificing connectivity.

- Milan reachable in about 40 minutes
- Malpensa Airport just minutes away
- Efficient rail connections
- Schools, supermarkets, and daily services already in place

More and more families are choosing this solution: more space, better quality of life, less urban stress.

And this creates real demand.

? Why It Makes Sense for a Developer

Today's market rewards:

- ? Independent homes
- ? Small residential contexts
- ? Genuine outdoor space
- ? High energy efficiency

A plot of this size, in a consolidated residential area, with a clear and verified building index, reduces development risk.

In over thirty years of experience, I have seen projects stall because of hidden restrictions, problematic access, or unclear parameters.

Here, everything is straightforward.

Clear numbers.

Simple access.

Sellable context.

For a professional operator, that means margin.

? Why This Is a Concrete Opportunity

Because buildable land in quiet, well-connected areas is decreasing.

Because more families are leaving Milan for independent living solutions in the hinterland.

Because developers who create the right product in these areas are selling.

And because the price positioning is designed to attract a serious buyer quickly.

This is not land meant to sit on the market.

It is a plot meant to be acquired.

? Now the Decision Is Yours

If you are looking for the right place to build your home,

If you want to develop a semi-detached property for your family,

If you are a developer seeking a clean, marketable operation...

? Contact me now to receive full planning documentation and discuss the building potential in detail.

Plots with these parameters, in this type of residential setting, do not remain available for long.

Those who decide first, build first.

And today, building first means gaining the advantage.

Details



Property ID: CBI040-775-10626



Surface: 1702.00 m²

Nearby



Gyms



Wellness Centers



Soccer Fields



Sports Complexes



Tennis Courts



Bike Paths



Playgrounds



Train Station



Public Transportation



Kindergarten



Elementary Schools



Middle Schools



High Schools



Cafes / Bars



Post Offices



Shopping Centers



Municipal Offices / Town Halls

Images





