



COLDWELL BANKER
GRUPPO BODINI

Coldwell Banker Gruppo Bodini
Via Passione, 7 - 20122 Milano
P.IVA e C.F.: 11872901001
Tel.: +39 0289776541

Building for Sell in Varese

📍 Via Emilio Praga, Varese, VA

1.250.000€



Contact info



Coldwell Banker Gruppo Bodini

Matteo Mesiti

Phone: (+39) 02 89776541

Mobile: +393407898517

Email: matteo.mesiti@cbitaly.it

Description

Modern Residential Investment Building for Sale in Varese – 6 Apartments, A+ Energy Class, CasaClima and Solar Panels

In a strategic and well-served location, approximately one kilometre from the [Ospedale di Circolo](#), we are pleased to offer for sale an entire contemporary residential complex comprising six units, defined by sustainable architecture and advanced technology.

Set along a quiet side street of Viale Borri, the property combines privacy with immediate access to essential services, transport connections, and major healthcare facilities.

Completed in 2015, the building is constructed predominantly in timber, with only the elevator shaft in reinforced concrete. It stands out for its outstanding environmental performance, as certified by [CasaClima](#), and benefits from an A+ energy rating. A 15 kW photovoltaic system further enhances efficiency and long-term sustainability.

The property is arranged over three above-ground floors; each level features one studio apartment (approx. 32 sqm) and one one-bedroom apartment (approx. 58 sqm), for a total of six residences. All units are sold fully furnished and ready for immediate occupancy or rental.

Each apartment includes a dedicated parking space within the grounds. A shared coin-operated laundry facility is located in the basement. The building benefits from dual pedestrian and vehicular access via Via Praga and Via Passeroni.

From a technical standpoint, the complex is equipped with integrated home automation systems controlling key functions, including motorized window opening, electric shutters, video intercom, air-based heating and cooling, reinforced security doors, and wood-aluminium double-glazed windows. The structural quality and installed technology ensure year-round comfort and optimized energy management.

This asset represents a compelling investment opportunity in a highly demanded micro-location, particularly suited for professionals, healthcare staff, and students.

Individual unit purchases are also available.

Details



Property ID: CBI112-2916-301486



Surface: 270.00 m²



Rooms: 8



Bathrooms: 6



Energy Class: A4 EP glnr: 80.65 kwh/m²



Bedrooms: 7

Property Features



Floor: **Building**



Conservation status: **Excellent**



Current condition: **Free upon deed**



Surface: **270.00 m²**



Rooms: **8**



Bedrooms: **7**



Bathrooms: **6**



Kitchen: **Exposed**



Elevator: **1**



Balconies: **Presente**



Shower: **Yes**



Parking space: **Covered**



Garage: **Shed**

Nearby



Gyms



Beauty centres



Soccer fields



Sport centres



Tennis courts



Cycle paths



Playgrounds



Rail station



Public transports



Nursery school



Primary schools



Secondary schools



High school



Bar



Post offices



Shopping centres



Municipal office

Images







