

## **FAQ – ENGLISH VERSION**

### 1. Property description:

**There are three portions of houses, each one is on two levels; on the ground floor the living area with eat-in kitchen, living room, bathroom. Outside there will be a covered terrace, garden and garage. The first floor consists of three bedrooms, a master bathroom and balconies. The roof is flat with the photovoltaic system above.**

### 2. Where and when

**This building is located in Nerviano in via Trento, near elementary schools and essential shops.**

**Construction will begin around June 2025, we are waiting for permits from the Municipality of Nerviano to start work. The customer will be able to access the site only by appointment, with us or with the builder, respecting all safety measures.**

### 3. Square meters and garage

**The square meters are approximately 150 in total, between the ground floor and the first floor. The garages can be single for the central portion, or double for the portions of the end houses.**

### 4. Price and taxes

**The price in Euros is indicated in this site, to add to the price there are taxes, the Notary, the agency commission and any costs for making a bank loan (credit). We can prepare an accurate expense schedule knowing your situation better, if you need to make a bank loan and how much in percentage, if you buy as a first or second home.**

**Payments can be customized depending on the client. Normally a deposit of at least 10% of the purchase price is given, then a payment on progress of the work and the balance of the price will be made before the notary on the day you become the owner. All payments are guaranteed with a surety bond.**

### 5. Negotiation opportunity

**We cannot know if the builder negotiates the selling price but we can always try to make a purchase proposal with your offer and your purchase conditions. If you have to sell a house, here nearby or even in Milan, we can help you and in that case we can give you a commission discount. Our commissions are 3% for the purchase and for the possible sale of your property, 1.5%.**

**We'll be happy to illustrate the specifications of the construction works and the characteristics and finishes in an appropriate appointment in person.**