

## PROPERTY REPORT

ATP 910

APARTMENT in  
S.S. 115 Contrada Macauda  
Sciaccia (AG)

€ 35.000,00

## ■ Property description

### DESCRIPTION

Ground floor property in the residential-tourist complex Torre Macauda, with a cadastral consistency of 2.5 rooms plus accessories. The property consists of a living area, a bedroom, and a bathroom.

The property is located approximately 10 km from the center of Sciacca and is situated along SS115, which provides quick access to the main archaeological sites in the area: the Valley of the Temples in Agrigento is about 55 km to the east, while the Archaeological Park of Selinunte is approximately 45 km to the west. The Macauda coastline and cliffs are easily accessible via the internal roads of the complex.

Regarding transportation, the property is served by the international airports Falcone-Borsellino in Palermo and Vincenzo Florio in Trapani-Birgi, both approximately 110-120 km away, while the closest commercial and passenger ports are in Palermo and Porto Empedocle.

### MAP



## Property details

TYPE	CATEGORY	CADASTRAL DATA					
		TIPO CATASTO	SEZIONE	FOGLIO	PARTICELLA	SUBALTERNO	RENDITA CAT.
Residential	Apartment	F		161	247	84	193,67

GRAFFATO	FOGLIO	PARTICELLA	SUBALTERNO
<input checked="" type="checkbox"/>	161	247	40

LOCATION			
REGION	CITY / TOWN OF	PROVINCE	ADDRESS
Sicilia	Municipality of Sciacca	AG	Strada Statale 115-Contrada Macauda

## Technical features

CADASTRAL CATEGORY	CADASTRAL AREA	LIVING AREA	ROOMS	BATHROOMS
A/2	Tot. 44 mq.		2,5	1

BALCONY	TERRACE	LOGGIAS	FLOOR	CONDITIONS
			Ground floor	Standard/Habitable

OCCUPANCY STATUS	ENERGY EFFICIENCY RATING	ID	EXPIRATION
Vacant	F	20260213-084041-66819	13/02/2036

### NOTES

- Apartment in Lot A of a residential building complex constructed pursuant to Building Permit No. 203 dated February 20, 1981, and subsequent extensions and amendments.

- Certificate of Occupancy, Ref. No. 1059, dated October 29, 1996.

- There are discrepancies between the actual site conditions and the conditions depicted in the cadastral plan currently on file. Therefore, the owner must verify the consistency of the building, cadastral, and plan data prior to the deed of sale and shall also be responsible for filing the updated cadastral plan at their own expense.

-The municipality has authorized the complete restoration of the water system, and a new water treatment plant has already been installed. The costs will be borne by the seller.


## Property equipment

 **AUT. HEATING**

<input type="checkbox"/>	<input checked="" type="checkbox"/>
SI	NO

 **AIR-CONDITIONING**

<input type="checkbox"/>	<input checked="" type="checkbox"/>
SI	NO

 **ALARM**

<input type="checkbox"/>	<input checked="" type="checkbox"/>
SI	NO


 **HOME AUTOMATION**

<input type="checkbox"/>	<input checked="" type="checkbox"/>
SI	NO

OTHER

No heating system.

## Other features

 **GARAGE**

<input type="checkbox"/>	<input checked="" type="checkbox"/>
SI	NO

AREA

 **PARKING SPACE**

<input type="checkbox"/>	<input checked="" type="checkbox"/>
SI	NO

AREA

 **CELLAR**


<input type="checkbox"/>	<input checked="" type="checkbox"/>
SI	NO

AREA

 **ATTIC**

<input type="checkbox"/>	<input checked="" type="checkbox"/>
SI	NO

AREA

 **OUTDOOR SPACE**

<input checked="" type="checkbox"/>	<input type="checkbox"/>
SI	NO

AREA

20 mq.

OTHER


## Common facilities

 **ELEVATOR**

<input type="checkbox"/>	<input checked="" type="checkbox"/>
SI	NO

 **GARDEN / LAND**

<input checked="" type="checkbox"/>	<input type="checkbox"/>
SI	NO

 **TERRACE/FLAT ROOF**

<input type="checkbox"/>	<input checked="" type="checkbox"/>
SI	NO

OTHER

- Unassigned parking space in the open-air area of Lot A
- Common access areas for the residential units in Lot A

## Location and accessibility

**ACCESS ROAD**

<input checked="" type="checkbox"/>	<input type="checkbox"/>
SI	NO

**PARK FACILITIES**

<input checked="" type="checkbox"/>	<input type="checkbox"/>
SI	NO

**PUBLIC TRANSPORT**

<input type="checkbox"/>	<input type="checkbox"/>
SI	NO

OTHER



MINISTERO DELL'INTERNO  
DIREZIONE GENERALE DEL CATASTO E DEI S.S.T.T.E.E.  
**CATASTO EDILIZIO URBANO** (RD.L. 13-4-1939, n. 652)

MOD. 01 (02/01/00)  
LIRE 250

Frazionamento di A.T.U. in Comune di **SCIARRA** - Loc. **TORRE E MACAUDA** - CIV. \_\_\_\_\_

PIANTA PIANO TERRA  
H=2,80

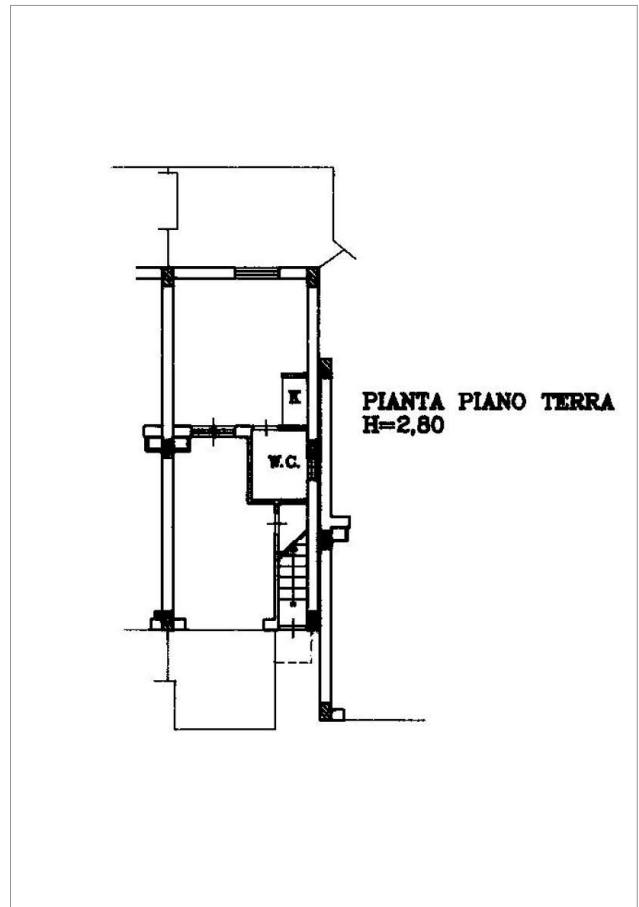
0445328

UNIVERSITÀ DI TORINO  
DIPARTIMENTO DI INGEGNERIA CIVILE  
CORSO DI TOPOGRAFIA E CATASTO

SCALA DI 1/400

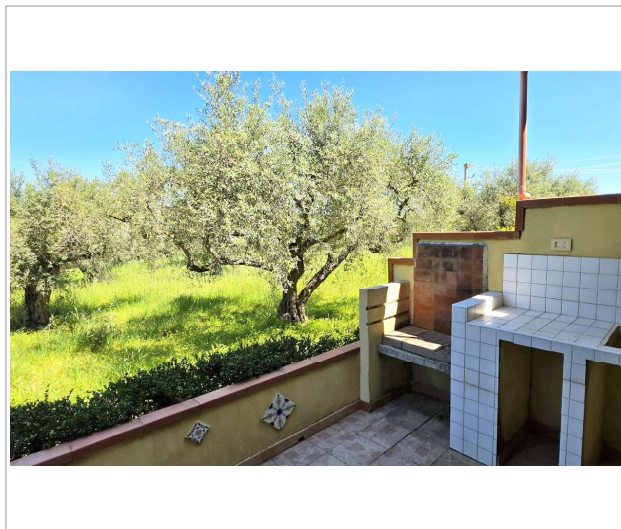
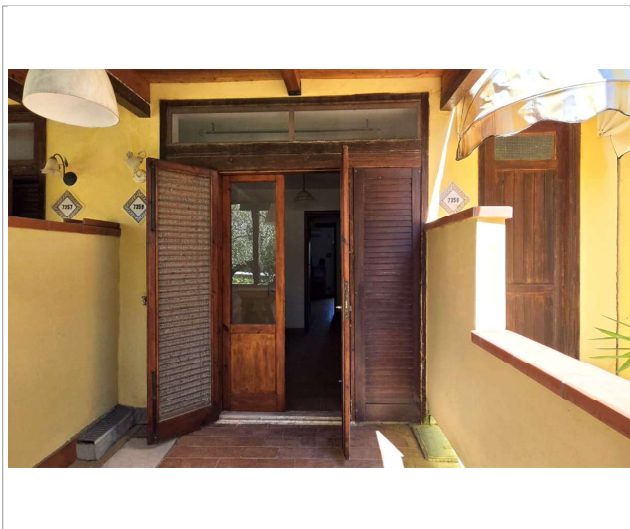
0 APR 1998

Ultima planimetria in atti  
Data presentazione: 13/01/2010  
Totale superficie: 130,00 m<sup>2</sup>



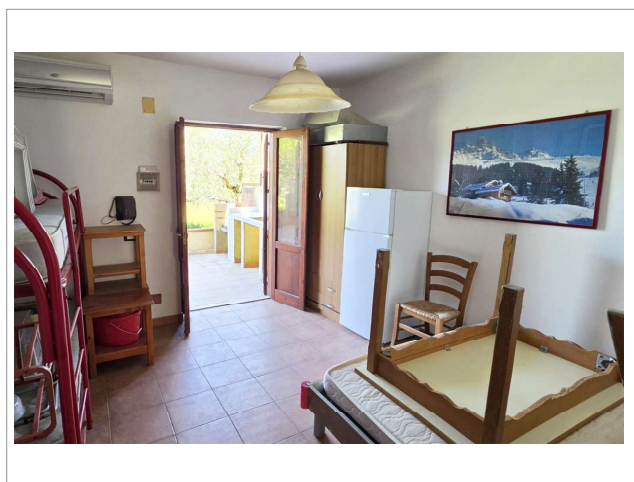
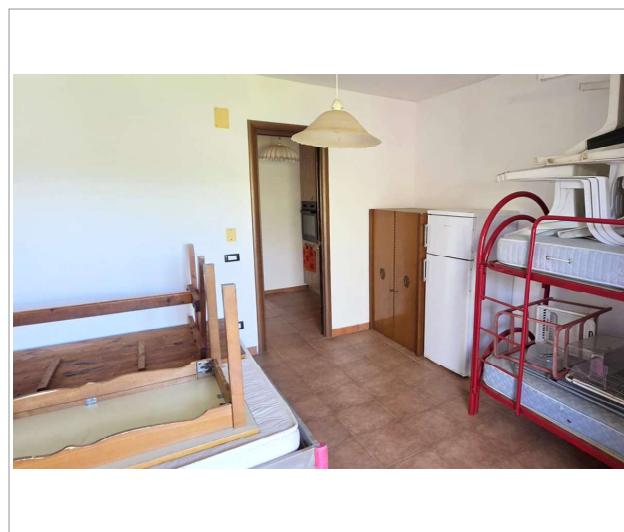
## ■ Photogallery

 EXTERIOR



## ■ Photogallery

 INTERIOR



## ■ Information concerning the sale



SALES ADVISOR

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0586 201402



*For further information and multimedia content*

**SCAN  
ME**

## GLOSSARY OF TECHNICAL DATA

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### Property details

**TYPE:** indicates the intended use of the property (residential, office, commercial, industrial, tourist, sports facility, agricultural, etc.). If the report concerns properties made up of multiple functional units considered as a single entity, the main use is indicated.

**CATEGORY:** refers to the classification of the property based on its architectural, functional, and dimensional characteristics (apartment, garage, villa, terraced house, warehouse, hotel, etc.).

**CADASTRAL DATA:** provides the cadastral registration data of the property (the main one in the case of multiple units), specifying the type of cadastre (Land or Buildings) in which it is registered.

**LOCATION:** identifies (along with the map) the address of the property.

### Technical features

The first section provides additional elements useful for identifying the characteristics of the property in relation to its market segment.

**CADASTRAL CATEGORY:** indicates the classification category of the main property unit.

**CADASTRAL AREA:** refers to the total cadastral area (including any external areas) as reported in the cadastral survey. For special properties in categories D and E, this data may not be available. This may also occur in other categories under specific conditions, such as the absence of a cadastral floor plan in the Revenue Agency archives.

**ROOMS:** indicates the number of rooms in the main unit (bedrooms, living room, study, kitchen-dining room, or kitchen if it is a separate room larger than 4 sqm).

**BATHROOMS:** indicates the number of bathrooms in the property, including those without full fixtures.

**FLOOR:** indicates the floor level of the main unit within the building. For buildings with multiple floors, the intermediate floor is indicated (the exact floor is specified in the property description).

**CONDITIONS:** refers to the general maintenance condition of the main unit, excluding common areas in condominiums and external parts (which may be visible in photographic documentation).

**OCCUPANCY STATUS:** indicates whether the property is subject to lease, loan for use, or similar agreements. If the owner occupies the property, it is considered vacant.

**ENERGY EFFICIENCY RATING:** refers to the construction characteristics and systems of the unit in terms of energy efficiency, expressed in Latin letters. Class A (and subclasses with "+" signs) indicates the highest energy efficiency, decreasing progressively through the alphabet. Class G is the least efficient. Higher energy efficiency corresponds to lower primary system consumption costs.

**PROPERTY EQUIPMENT:** indicates the presence or absence of the main systems in the unit, which are valued by the real estate market.

**OTHER FEATURES:** if present, the main accessory areas or indirect appurtenances (not directly connected to the unit) are listed with their surface area.

**COMMON FACILITIES:** if the property is part of a condominium, this indicates the presence or absence of main shared systems or amenities valued by the real estate market.



**Rete Aste S.r.l.**

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*Seguici su*

