Partner of L'Immobiliare.com | Cernobbio







Partner of L'Immobiliare.com | Cernobbio
Via B. Mondelli, 23 - Cernobbio (CO)
Phone number: - Mobile phone: +39 333/2357801 - Fax:
cernobbio@limmobiliare.com - https://abitareinvestire.it/it/home/
VAT 03286340132

About us

Partner of L'IMMOBILIARE.COM: real estate agency accredited to the L'IMMOBILIARE.COM circuit authorized to use the brand alongside its own.

Abitare Investire (www.abitareinvestire.it) is a Real Estate Agency Partner of the Grimaldi Family Real Estate Network L'immobiliare.com which deals with the sale and purchase of Residential, Commercial and Industrial properties located mainly in Como and its province - an area particularly coveted by clients foreigners, but also in Lombardy, Emilia Romagna and Tuscany.

In addition to medium-level properties, thanks to the trust gained over the years, some customers have entrusted Abitare Investire with important properties: villas on the lake and in the hinterland and areas to be reconverted.
Abitare Investire is able to guarantee reliability and competence. Among other things, it makes use of the collaboration of excellent professionals to avoid the potential dangers typical of the real estate sector.
Thanks to an effective network of contacts and knowledge in the area and abroad, Abitare Investire is a point of reference for accountants and financial consultants who need to offer interesting investments to their clients and for entrepreneurs who need to buy or rent industrial warehouses, logistics depots, warehouses.

Abitare Investire in full compliance with current legislation is registered in the appropriate Roll at the Como Chamber of Commerce REA 306207, in the Roll of Experts and Experts no. CO-982 according to R.D. 20/09/1934 and regulated by the D.M. dated 29/12/1979 and is insured for Professional Civil Liability with ITAS Assicurazioni S.p.a. pursuant to and for the purposes of art. 18 of the law of 5 March 2001 n. 57. Abitare Investire is associated with FIAIP – Italian Federation of Professional Real Estate Agents cod. 25290 and has been part of the RETI (Real Estate Team) Association since its foundation.

Services

With Abitare Investire, the customer is assisted in drafting and signing the purchase proposal which will be subject to the successful outcome of the land registry and mortgage surveys and also after the conclusion of the preliminary contract up to the notarial deed of sale. Abitare Investire assists its customers in all the steps of the purchase and sale up to the signing of the notarial deed and also subsequently by providing adequate advice. For reasons of confidentiality, the Abitare Investire website does not include all the properties entrusted to the agency because some customers prefer confidentiality. These will be offered and presented only on the basis of specific requests.

For the purchase:
• helps the customer to define his needs
• searches for the property that best suits the potential client both in the Abitare Investire portfolio and, if requested, among the properties managed by colleagues belonging to the Abitare Investire network
• fix appointments to view the selected properties

• collaborates in the choice of the property and in the evaluation of the characteristics
• verifies cadastral regularity
• carry out mortgage searches to guarantee the successful outcome of the purchase
• assists in the request for any mortgage by identifying among the various proposals those that offer the best market conditions, consulting the main operators in the financial sector
• collaborates with the client in drafting the preliminary contract on registered forms
• assists the client in verifying the deed prepared by the notary appointed by the buyer

For the sale:
• evaluate the property to be sold based on official category observers and by carrying out market surveys
• assists the client, through trusted professionals, in solving any cadastral discrepancies
• helps the customer to examine the estimates presented by the consulted technical studies that will have to issue the energy certificate
• optimizes the marketing tools necessary for the promotion of the property object of the sale assignment using the most modern technologies
• guarantees an effective online presence and relies on the main Italian and foreign real estate portals
• constantly checks visits and contacts received from the main real estate portals in order to increase sales opportunities
• select and manage potential buyers
• assists in drafting the preliminary sale agreement and deals with registration with the Revenue Agency
• prepares the deed, if required, in collaboration with the purchaser's notary office

Mortgage finder - Dr. Simona Broggi
Through one of our professionals, we analyze the customer's preferences and expectations to select the best credit products available on the market at all times, and we build personalized insurance coverage to protect the family and investments.
We guarantee our customers a complete, impartial and independent choice with a breadth of possibilities that a single bank cannot offer.

Property finder - Ing. Bruno Curioni
A real estate market professional will assist you in finding the most suitable property for your needs up to the analysis of the proposals, the economic negotiation, the in-depth analysis of the tax, cadastral, urban planning and mortgage aspects, the choice of the suitable mortgage and the organization of the notarial deed.

Property booklet
A professional with whom we collaborate will help you verify the compliance of the urban planning status with possible access to the common deeds and the cadastral status (analysis of the certificate of registration, of the cadastral form received from the client or taken from the land registry) to avoid unforeseen events at the deed.

Home staging
We help you to enhance the spaces of your real estate property, improving its image in order to facilitate its sale or rental in the shortest time and at the best price

Servizi

- Valutazione commerciale
- Servizio video
- Visite clientela selezionata
- Registrazione preliminari
- Assistenza legale
- Assistenza urbanistica
- Verifiche energetiche
- Servizio fotografico
- Promozione pubblicitarie online
- Redazione preliminari
- Assistenza notarile
- Assistenza fiscale
- Assistenza tecnica-architettonica
- Assistenza creditizia

Tipologie attivita' residenziale

- Compravendita

Tipologie attivita' commerciale/direzionale

- Compravendita

Tipologie attivita' industriale
- Compravendita

Tipologie attivita' estero
- Compravendita

Tipologie attivita' immobili di lusso
- Compravendita