



LA ROCCA DI ASSISI

There is no such a place, located in the center of Assisi, with vast views onto the tower bells of the town and the valley

PRICE

EUR 950.000

SALES CATEGORY

SpecialUmbria project

DIMENSIONS

The cadastral sqm of the property is 365, but the net surfaces are: existing areas to be finished are 277,87 mq; areas to be obtained on the ground floor are 105 mq. To be evaluated with further application are further 22 mq.

The garden/court is approximately 121 mq.

RENTAL POTENTIAL

SLEEPS

BEDROOMS

BATHROOMS

LOCATION GPS: 42.995634,12.532369
Scan the picture below with a
suitable smartphone or tablet
computer:



INTRODUCTION

The Rocca di Assisi is the property that was missing in the panorama of Umbria. Its unique position, in the center of Assisi, famous throughout the world, makes it a unique opportunity to have a property designed around your needs, in one of the most beautiful places in Italy.

In fact, La Rocca is a building to be finished, obtained from a renovation process of an ancient historic house. Its characteristic L shape, and its loggias, create the ideal space for the magnificent exclusive suspended garden, from which the view is incomparable. You can see several places of interest, renowned all over the world, including the church of Santa Chiara, but the view is even wider, including the whole valley ahead.

A very important part for this project is that being in a highly protected area, receiving permits from the competent authorities is not easy, but in this case, included in the price are also all the approved permits, and the necessary documents for the restoration in the center historical of Assisi.

The mentioned “starting from EUR 2 mio” price comprises an estimate of the total cost to incur in a project to come to a turn-key delivery of the property: construction (renovation, new build or restoration pending the situation) included the building’s structure where necessary as well as all finishings including systems and swimming pool, landscaping and planting of garden, technical fees (e.g. architect, engineer, surveyor),

project & design management by SpecialUmbria, all interior and exterior furniture and decorations.

LAYOUT

BEDROOMS

Currently the property is conceived to have 3 large bedrooms, but the internal layout can be adjusted to new needs.

FACILITIES

OUTSIDE

Outside ground swimming pool /tub, with specific measures (not too big) would be allowed upon presentation of project at the Authorities.

TECHNICAL

Electricity is present, hence it has been connected to the main electrical line and installed the meter;

Communal water can be hooked up.

Gas from the mains can be hooked up.

Communal sewage system can be hooked up.

All the other technical equipments will be decided upon the project.

Underfloor heating and cooling system, digging of well, installation of solar panels, are calculated in the total cost of the project.

ENERGY

Class to be established upon the start of the project for finishing

OTHER FEATURES

DIRECT ENVIRONMENT

Surrounded by other houses, including one above, the property is part of the historical center, Unesco heritage protected area of Assisi

PROPERTY MANAGEMENT

SpecialUmbria can look after every step from acquisition to full finishing/completion, interior and exterior design. Upon completion SpecialUmbria can offer full property management services all year through for this property, as well as renting out. You can find more information in the separate section 'Property Services' on this website.

NOTES

The asking price refers to the acquisition of the building in the current condition. The estimate of the cost of the turn-key project includes all the delivery of works and materials including finishing and systems, all fees from technicians and project management fee from SpecialUmbria.

SURROUNDING

TRAVEL

Nearest airports are Umbria International Airport Sant'Egidio near Perugia (21 km), Ancona (127 km), Rome Fiumicino (203 km), Ciampino (186 km), Florence (190 km).

DISTANCES

Cannara (8 km); Bevagna (12 km); Assisi (21 km); Spello (17 km); Foligno (22km); Perugia (29 km); Trevi (30 km); Lake Trasimeno (52 km); Cortona (75 km); Rome (170 km); Florence (180 km).







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