



**MUNICIPALITY OF SAMBUCA DI
SICILIA
Municipal Technical Office**

**NOTICE OF ALIENATION OF MUNICIPAL REAL
ESTATE HOUSES FOR 3 EUROS (THREE EUROS)**

The Municipal Administration,

WHEREAS

- with resolution of City Council n. 58 of 7.7.1997 and s.m.i. was approved the regulation for the alienation of the areas of buildings pursuant to art. 4 and 14, paragraph 1 of Legislative Decree 79/68 and subsequent amendments and additions;
- with resolutions of the City Council nos. 65 of 15.11.2023 and 14 of 06.05.2024 was approved, pursuant to art. 58 of law 133/2008, the 2024/2026 real estate disposal and valorization plan;
- the sale of the property is carried out on an individual basis, in the legal and factual state in which it is located on the day of entry into possession of the purchaser, with all the related dependencies, attachments, accessions, appurtenances and active and passive easements of any kind.
- the purchaser will be obliged to renovate the property within three years of the stipulation of the preliminary sale whose deed will be stipulated after certification of the regularity of the work carried out.

Under penalty of exclusion, a deposit of € 5,000.00 (Five thousand Euros) must be provided to guarantee the offer, including € 25.00 (Twenty-five Euros) that will be retained by the municipality for administrative expenses.

This amount must be constituted by payment to the Municipal Treasury, by bank transfer to the following IBAN code:

IBAN code: IT79 J 03069 83140 1000000 46018 held at Banca Intesa
San Paolo S.p.A.

- for payments from abroad BIC/SWIFT code: BCITITMM;

This non-interest bearing deposit, net of the sum of € 25.00, will be returned within 30 days from the date of awarding to those who will not be awarded the real estate object of the offer and in any case within the timeframe necessary for the completion of the reimbursement.

For the successful bidder, the deposit will be retained as a surety and will be returned prior to the signing of the final contract of sale.

ADJUDICATION CRITERIA

The sale will be carried out by public auction using the method of increasing bids on the basic price indicated in this Notice;

For the sale of the property in question, an appropriate ranking of bidders will be drawn up, formulated on the basis of the price offered. The property will be awarded to the applicant who has made the best offer.

MODALITIES OF PARTICIPATION

In order to participate in the auction, interested parties must submit by 1.00 p.m. on **Monday 5 August 2024** at the Protocol Office of the Municipality of Sambuca di Sicilia (AG) Sicily ITALY, Corso Umberto I n. 226, 92017 - a closed envelope bearing the indication of the sender and the wording "Contains offer for the purchase of building of municipal property".

The delivery of the envelope remains at the sole risk of the sender. Participation in the offer is allowed for the person being appointed.

The envelope must contain the offer for the lot for which the bid is being submitted. The bidder may submit a simultaneous bid for a second lot which may be awarded only if there are no other bidders. In case the 2nd lot is also assigned, the assignee will be invited to submit an additional deposit of €5,000.00.

The envelope must contain the application filled in as per the attached form and showing

- a) generalities of the bidder and the quality covered;
- b) photocopy of the undersigned's identity document;
- c) receipt of the bank transfer of €5,000.00;
- d) declaration certifying the plan for the real estate object of alienation and not to incur in any prohibition to contract with the public administration.

PROCEDURE AND AWARD CRITERIA

The procedure chosen for the awarding of the contract is the one foreseen with a secret offer only in increase compared to the price at the base of the tender. Once the Tender Commission, appointed by the Mayor and composed of n.3 officials, in a place open to the public, the authority presiding over the auction, will proceed to the opening of the offers which will be read aloud. The award will be made in favor of the most advantageous offer for the administration. In the case of two or more valid bids of equal amount, the award will be made by lottery.

In case of discrepancy between the price in figures and in letters, the most advantageous for the Authority will prevail. Right art. 6, paragraph 7, of the Municipal Regulations, it is forbidden for members of the household of the former owner of the building to participate in the public auction referred to in this notice.

Property no. 10 is reserved as an international center for integration between peoples, cultures and for World Peace. In the presence of multiple offers, the award will be made in favor of the operator who has qualified experience and whose cultural project is similar to the objectives set out in property no. 10.

OBLIGATIONS OF THE WINNING BIDDER

The successful bidder must deposit the amount offered within 30 days of notification of award. Once the deposit has been made, the preliminary sale agreement will be drawn up, specifying the following obligations of the successful bidder:

- a) obligation to submit the technical documentation necessary for the purposes of restructuring within 90 days thereafter;
 - b) obligation to restructure the property within 36 months of being awarded the contract.
- The failure to submit the sum offered, the technical documentation submitted or the failure to complete the work within the above-mentioned time limits will result in the revocation of the award as well as the loss of the deposit.

Completion of the works will enable the successful bidder to enter into the relevant purchase and sale contract.

In the event of failure to stipulate the preliminary contract within the allotted time, the administration will proceed to assign the property to the next person in the ranking and, in the absence of such a person, to a new public auction at the expense of the successful bidder who will lose the deposit. If causes of force majeure prevent the award and / or delivery of the property, the Municipality may, by its own motivated measure, cancel the auction to all effects; in this case it will provide for the return of paid amounts without any further charge and/or responsibility.

All the expenses necessary for any splits and updates are borne by the successful tenderer including cadastral records in general, energy saving certificates, inquiries, transfers, registration, transcription and whatever else is needed for the stipulation of the deed of sale.

All costs for the stipulation, registration, transcription of the act of sale will be borne by the buyer.

FURTHER INFORMATION

For anything not provided for in this notice, please refer to the provisions of administrative measures and the provisions of the law in force.

This Notice has been published in its entirety, together with the technical annexes and forms for participation, on the Municipality's online notice board and on the institutional website of the Authority (www.comune.sambucadisicilia.ag.it) in the section "Transparent Administration" - Calls for tenders and on the home page - Section "3 EURO HOUSES";

The information for this announcement can be obtained at the Municipal Technical Office in Sambuca di Sicilia (AG), Via Giovanni XXIII during the hours of opening to the public (Monday, Tuesday, Thursday and Friday from 9:30 a.m. to 1:00 p.m. and Tuesday from 4:00 p.m. to 6:00 p.m.) or to the following telephone numbers:

+39 0925 940200 or mobile: +39 3351358470 (also by Whatsapp)

ATTACHMENTS:

"A" List of properties for sale

"B" Application form

"C" FAQ

Base auction price for each Lot € 3,00 (Three Euros)

The technical and patrimonial sheets can be consulted on the website of the Municipality and/or at the technical office indicated.

Contracting authority: COMUNE DI SAMBUCA DI SICILIA Website:
www.comune.sambucadisicilia.ag.it

Email address: case1euro@comune.sambucadisicilia.ag.it