

Lago di Como

Tremezzina

Ref. 5915: Lago di Como, Tremezzina - Brand new detached luxury villa with pool and lake view!
Price on Request



Description

Brand new detached luxury villa under construction with private garden, located in a small complex with swimming pool and super lake views.

The new homes are being built in the heart of Tremezzina a stone's throw from the lake and all amenities, in an exclusive residential area behind the Villa Sola Cabiati, and close to Villa Carlotta, the church of San Lorenzo, sports facilities, a small harbor, and within walking distance of the lake.

Available villas:

*VILLA A1-2: Innovatively designed to achieve a class A4 energy certificate, with large outdoor spaces and breathtaking lake views, and fully developed on the ground floor. The villa is laid out as follows: A spacious living room with an open kitchen, 3 double bedrooms, and 3 bathrooms. All rooms have direct access to the veranda and garden.

The villa includes a large underground garage of 108 m² and a technical room.

Surface 193.70 sqm- Veranda 35 sqm - Garden 528.40 sqm- Garage 108 sqm - Technical room 25.80 sqm

*VILLA B1-2: innovatively designed to achieve APE energy certification in class A4, with large outdoor spaces and breathtaking lake views. Internally, it is fully developed on the ground floor and divided as follows: an entrance hall, a spacious living room with an open kitchen, 3 double bedrooms and 4 bathrooms. All rooms have direct access to the veranda and garden. The villa includes a large underground garage of 79 m² and a technical room.

Surface 190 m² - Porch 24 m² - Garden 338.40 m² - Technical room 17.96 m² - Garage 79 m²

High-quality finishes:

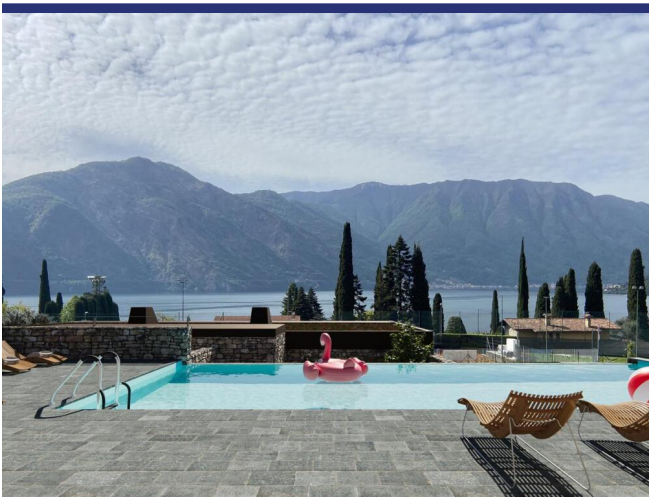
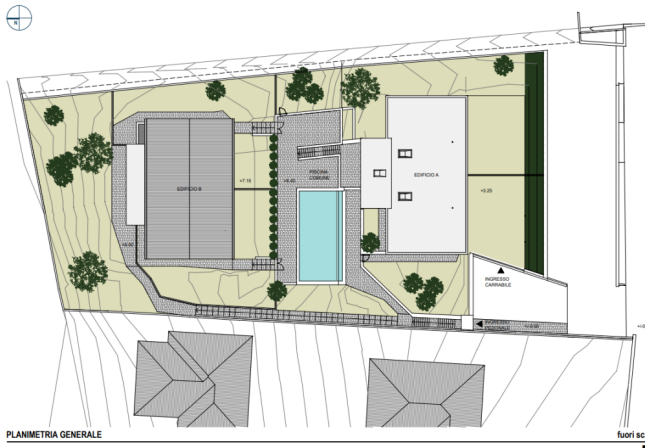
- external wall insulation with extruded polystyrene foam panels;
- window sills and internal stair lining with dark natural stripe "Valmasino Serizzo" ;
- interior ceramic floors in 60×60 - 20×120 - 60×120 format;
- oak wooden window frames with triple glazing and $U_w - 1.00$ heat transfer coefficient, and sliding windows
- motorised blinds on all windows and window doors;
- matt white lacquered wooden internal doors with concealed hinge;
- Installation Vimar for Video intercom, satellite TV system Vimar By-Me plus building automation system for automatic opening and closing of shutters
- Heating system: underfloor heating - heat pump, split cooling in each room

- Sanitaryware: "Ideal Standard" model TESI suspended sanitaryware, "Ideal Standard" model ULTRAFLAT shower trays; taps and fittings of the brand "Grohe Tempesta Cosmopolitan 210".

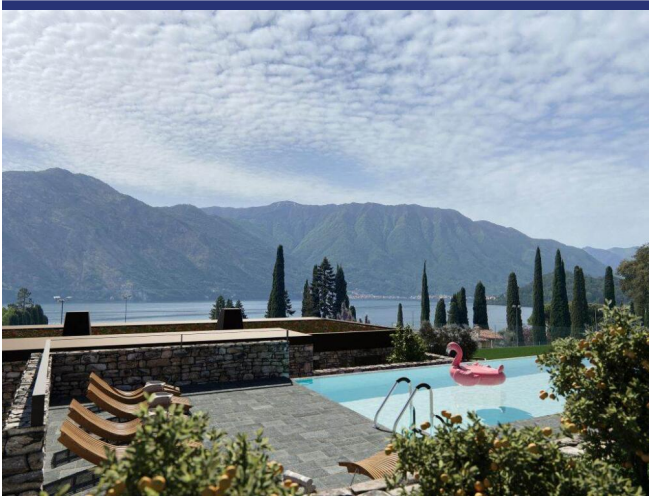
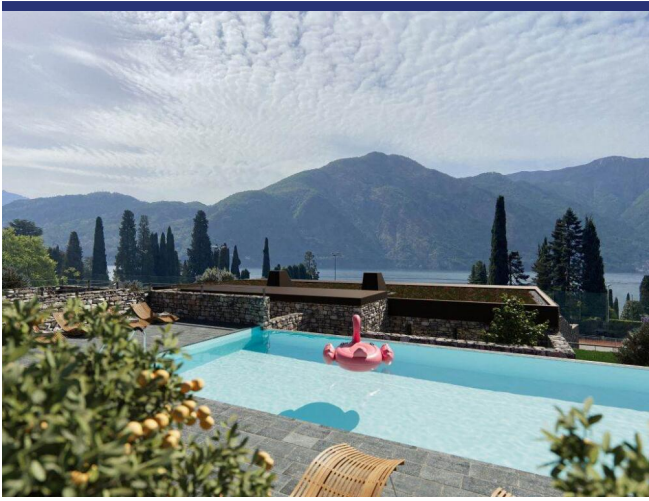
Price on request!

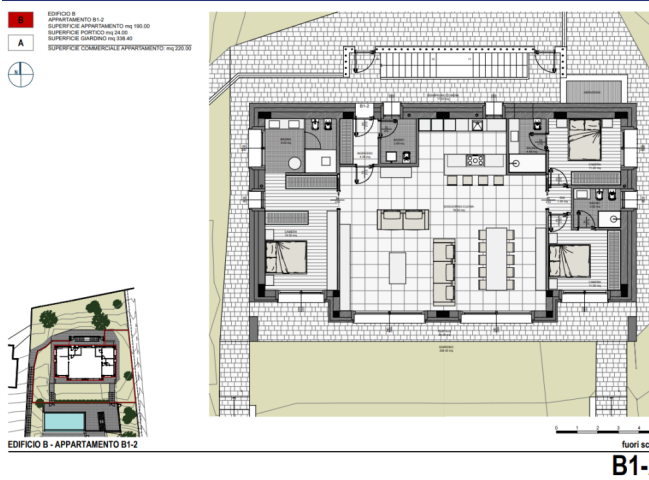
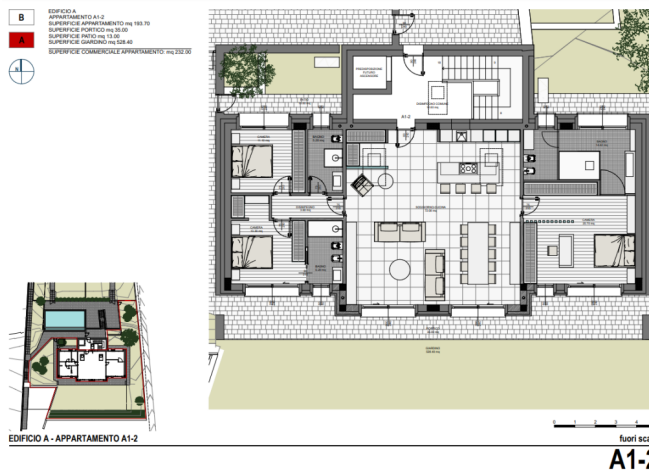
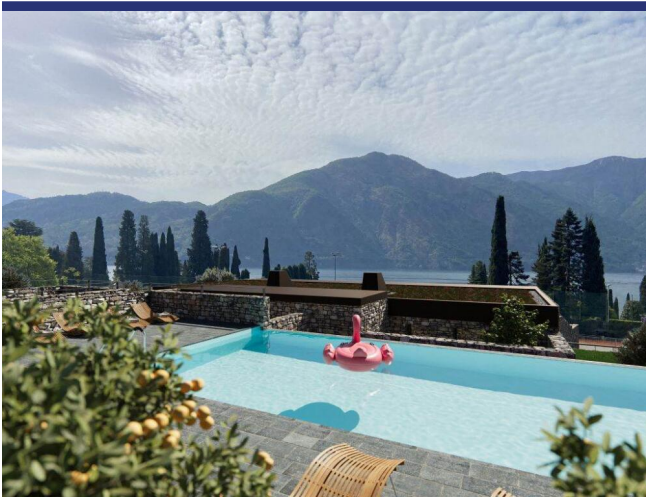
Pictures







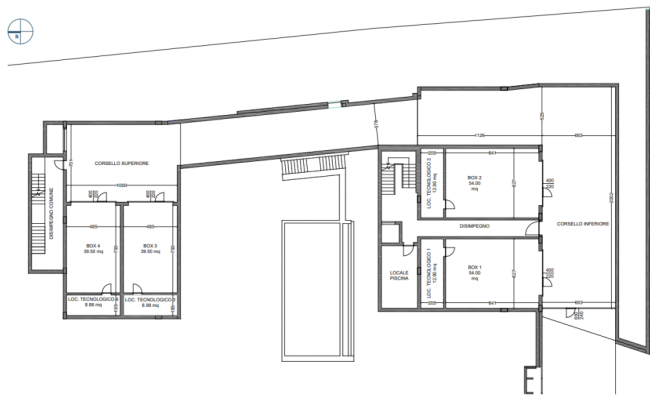






IMETRIA GENERALE

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AUTORMESSA

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Location & Details



(Map does not indicate the exact location of the property)

- Reference: 5915
- Villa/Farmhouse
- Lakeview
- Panoramic View
- 0.5 km to Lake
- 0.5 km to Village
- Garden
- Terrace
- Airco
- Garage: Yes
- Pool: Yes
- Price on Request
- Floorspace: 190 m²
- SQM Plot: 530 m²
- Bedrooms: 3
- Bathrooms: 4
- Rental Potential: Very good
- Condition of the Property: Newly built
- Status: Available

Information

Information about the purchasing process.

Please contact our agency for more information on the purchasing process.

About ItaliaCasa

ItaliaCasa is a fully accredited Italian real estate agency, specialized in the assistance of foreign property buyers in the most beloved parts of Italy. We combine the best of two worlds. Firmly settled in Italy, we do not forget our northern European roots. Our multilingual representatives in Italy are a guarantee for a perfect understanding of the local market conditions. We understand our international clients as we do understand the Italian way of doing business. This enables us to offer to our clients the best possible assistance during the buying process.

Why choose for ItaliaCasa?

A successful purchase in Italy does not end with the finding of the right property on a web site. Especially nowadays an interested buyer can find many intermediaries and web portals through which foreign properties are being offered for sale. Often these type of companies lack any knowledge of Italian real estate, the market situation and the legal system in Italy. It is important to choose an officially registered agency who not only knows their properties, but also can properly facilitate the entire buying process with its expertise. According to ItaliaCasa this is when the important part only begins. The completion of the purchase is the work of specialists who know where problems can arise and which matters require extra attention during the purchase. All land registry, legal and permit aspects are being mapped so the interests of the client are optimally being looked after. The end result is a purchase without worries!

More Information or Questions?

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