



VILLA, MENAGGIO, ID 196



Price :	1 980 000 €	Loggias:	2
ID:	196	Number of floors:	3
Section:	Sale	Property condition:	New development
Property type:	Villa	Distance to airport:	80 km
Location:	Menaggio	Year of construction:	2023
Bedrooms:	4	To Como:	32.0 km
Bathrooms:	3	To Lugano	30.0 km
Area:	400 m ²	(Switzerland):	
Land area:	1300 m ²	To Milan:	82.0 km
Balconies:	1	To Milan Malpensa airport:	80.0 km

Property features:

- ✓ Balcony
- ✓ Swimming pool
- ✓ Garden
- ✓ View on the lake

Description:

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Modern Villa Under Construction in Menaggio - Lake Como

Immersed in a quiet and private area, this wonderful villa under construction in Menaggio offers a breathtaking view of Lake Como, the surrounding mountains and Bellagio, the jewel of the lake. With a unique panoramic position, elegant spaces and cutting-edge technologies, this property is perfect as a luxury residence or as a prestigious real estate investment.

Main Features:

Spectacular view: enjoy unforgettable views of Lake Como, the mountains and Bellagio, directly from the terraces and the swimming pool.

Modern and customizable spaces:

Basement: garage for 3 cars, tavern, bathroom, cellar and technical room.

Ground floor: kitchen, living room, dining room, bathroom, porch and large terraces.

First floor: 3 bedrooms, bathroom, study and terrace with lake view.



Technology and home automation: a cutting-edge home automation system guarantees comfort, safety and energy savings.

Luxury comfort:

Underfloor heating and air conditioning.

Internal elevator.

Private sauna.

Exclusive swimming pool.

Well-kept garden: an impeccable green space, ideal for moments of relaxation or entertainment.

Why choose this villa?

Luxury residence: a modern, technological and refined home, perfect for those seeking elegance, comfort and privacy.

Profitable investment: the panoramic position and the growing demand for exclusive properties make this villa an excellent investment opportunity, especially for short-term rentals (seasonal or tourist).

Proximity to services: a few minutes from the center of Menaggio, with restaurants, shops and recreational activities at your fingertips.

Strategic position:

View of Bellagio: the position offers a direct view of Bellagio, one of the most iconic villages on Lake Como.

Proximity to Switzerland: Just 30 minutes from the Swiss border, with easy access to Lugano and the advantages of the nearby Confederation.

Excellent connections: the A9 motorway is just a few minutes away, allowing you to reach Milan in 1 hour or Malpensa airport in 1 hour and 15 minutes.

Unique Opportunities:

Short-term rentals: the area is highly sought after for premium stays, with the possibility of seasonal or short-term rentals, guaranteeing a high return.

Advanced technology: integrated home automation offers total control over lighting, security, air conditioning and much more.

Well-kept garden: an oasis of peace with selected plants and a perfect space for outdoor living.

Contacts:

For more information or to arrange a viewing, contact:

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Agency: Best Como Immobiliare – Your trusted real estate partner on Lake Como.

Don't miss the opportunity to live or invest in one of the most exclusive locations on Lake Como!

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Images:



