



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	80.0 km
		airport:	

Property features:

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

Description:

Chat on WhatsApp

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!

The information and data provided here are purely indicative and have no contractual value.



Images:





Floor plan:



Menaggio - Villa Bellagio
Planimetria Generale



Menaggio - Villa Bellagio
Piano Terra



Menaggio - Villa Bellagio
Piano Seminterrato



Menaggio - Villa Bellagio
Piano Primo