



### NEW MODERN APARTMENT WITH PRIVATE GARDEN, MENAGGIO, ID 1670



<b>Price :</b>	650 000 €	<b>Loggias:</b>	1
<b>ID:</b>	1670	<b>Property condition:</b>	New development
<b>Section:</b>	Sale	<b>Distance to airport:</b>	92 km
<b>Property type:</b>	Apartment	<b>Year of construction:</b>	2022
<b>Location:</b>	Menaggio	<b>To Como:</b>	35.0 km
<b>Bedrooms:</b>	2	<b>To Lugano (Switzerland):</b>	28.0 km
<b>Bathrooms:</b>	2	<b>To Milan:</b>	82.0 km
<b>Area:</b>	100 m <sup>2</sup>	<b>To Milan Malpensa airport:</b>	92.0 km
<b>Balconies:</b>	1		

#### Property features:

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

#### Description:

New modern condominium in the heart of Menaggio, just steps from Lake Como

Experience the best of Lake Como in a modern and technological home!

This brand new prestigious condominium is located in the center of Menaggio, one of the most renowned and lively towns on Lake Como.

The location is unbeatable: just steps from the lake, the ferry station (quick connections to Bellagio, Varenna and other towns), and close to all amenities, including restaurants, shops, bars and schools. Furthermore, the proximity to Switzerland (about 20 minutes by car) makes this property ideal for those seeking convenience and internationality.

Key features:

Ground Floor: large living room with direct access to the private garden, perfect for enjoying the tranquility and beauty of the lake.

Modern and functional kitchenette, ideal for those who love to cook and entertain.

2 bedrooms and 2 bathrooms, ensuring space and privacy for the whole family or guests.

Possibility of customizing the interior spaces and finishes, to create an environment tailored to you.

Exclusive services and cutting-edge technologies:

Private garage in the center of Menaggio: a rare and valuable advantage in such a prestigious area.



Underfloor heating and air conditioning for optimal comfort in every season.

Shared swimming pool with lake view, where you can relax with breathtaking views.

Elevator for comfortable and effortless access.

Excellent soundproofing of the windows, ensuring tranquility and privacy.

Energy class A: maximum energy efficiency and low management costs.

Why choose this property?

Privileged location: in the heart of Menaggio, close to all services and with a dream lake view.

Advanced technologies: underfloor heating, air conditioning and smart solutions for a modern and comfortable home.

Comfort and relaxation: swimming pool with view, terrace and private garden to make the most of every moment.

Safe investment: a prestigious property in one of the most sought-after locations in Italy.

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

Don't miss it!

Contact us for more information or to book a visit:

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The information is purely indicative and not contractual.



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**Images:**

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### Floor plan:

