

NEW MODERN VILLA, SALA COMACINA, ID 293



<b>Price :</b>	Price on request	<b>Balconies:</b>	2
<b>ID:</b>	293	<b>Loggias:</b>	1
<b>Section:</b>	Sale	<b>Property condition:</b>	New development
<b>Property type:</b>	Villa	<b>Distance to airport:</b>	81 km
<b>Location:</b>	Sala Comacina	<b>Year of construction:</b>	2024
<b>Bedrooms:</b>	3	<b>To Como:</b>	25.0 km
<b>Bathrooms:</b>	5+	<b>To Milan:</b>	72.0 km
<b>Area:</b>	250 m <sup>2</sup>	<b>To Milan Malpensa airport:</b>	81.0 km
<b>Land area:</b>	1000 m <sup>2</sup>		

### Property features:

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

### Description:

Modern Luxury Villa with Breathtaking View of Lake Como.

Sala Comacina – A unique opportunity to live the dream of Lake Como!

Discover your new home: a modern, technological villa immersed in the beauty of Lake Como.

This splendid property, located in a dominant position, offers a perfect mix of contemporary design, technological comfort and a 180° panoramic view that will leave you breathless.

#### Key Features

##### Modern and Functional Design:

Large terrace (30 square meters) with spectacular views of the lake.

Large bright windows that flood the spaces with natural light.

High quality finishes, customizable to create the home of your dreams.

##### Advanced Home Automation Technology:

Intelligent management of lighting, air conditioning and security.

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

##### Generous and Comfortable Spaces:

First floor: entrance, living room, open-space kitchen, terrace, storage room, cellar, bathroom and patio.

Ground floor: 3 bedrooms, 3 bathrooms, small garden and balcony.



Basement floor: tavern, bathroom, utility room and private pool.

Premium Comfort:

Private pool for moments of relaxation and well-being.

Internal elevator and private parking.

Strategic Position

Proximity to Switzerland:

ideal for those looking for an exclusive home just a few minutes from the Swiss border, perfect for those who work or travel frequently between Italy and Switzerland.

Proximity to the Lake:

A few steps from the shores of Lake Como, with easy access to restaurants, bars, nautical activities and scenic walks.

Why Invest Here?

Modern and Profitable Investment: the real estate market of Lake Como is constantly growing, with strong demand from international buyers. This villa represents a unique opportunity for those seeking a prestigious investment with exceptional revaluation potential.

180-degree views of Lake Como, offering unforgettable sunsets and a unique atmosphere every day.

Don't miss this opportunity!

Contact us today for more information or to arrange a viewing:

Phone/WhatsApp: +39 338 2616725

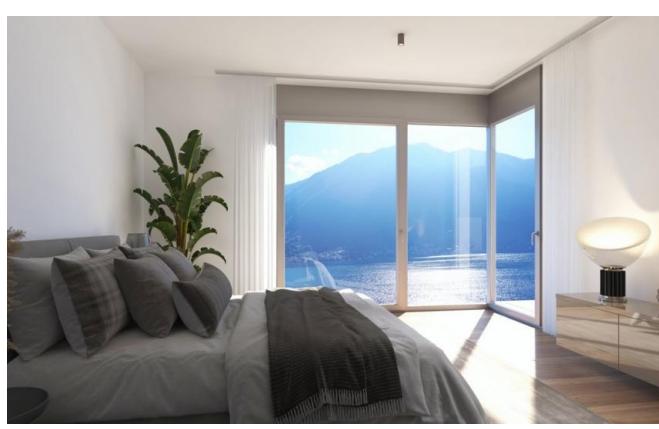
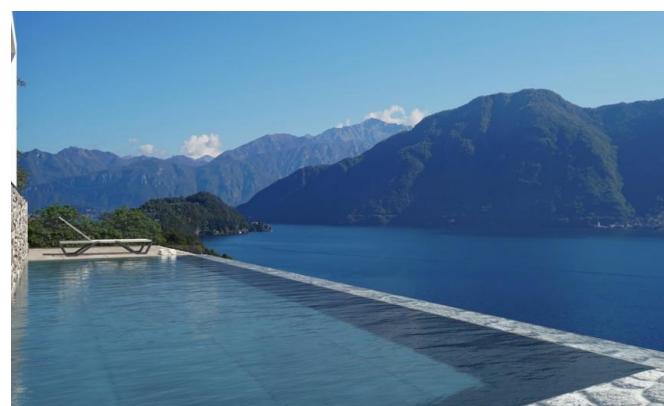
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The information and data provided here are purely indicative and have no contractual value.



**Images:**







**Floor plan:**

