

NEW MODERN APARTMENT IN RESIDENCE WITH SWIMMING POOL, GERA LARIO, ID 2518A



<b>Price :</b>	580 000 €	<b>Area:</b>	100 m <sup>2</sup>
<b>ID:</b>	2518a	<b>Property condition:</b>	New development
<b>Section:</b>	Sale	<b>Year of construction:</b>	2015
<b>Property type:</b>	Apartment	<b>To Como:</b>	54.0 km
<b>Location:</b>	Gera Lario	<b>To Lugano</b> <b>(Switzerland):</b>	45.0 km
<b>Bedrooms:</b>	2	<b>To Milan:</b>	110.0 km
<b>Bathrooms:</b>	2	<b>To Milan Malpensa</b> <b>airport:</b>	111.0 km

## Property features:

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

## Description:

Experience the charm of Lake Como and the mountains: modern apartment in energy class A, a few steps from the lake and close to the ski slopes!

If you are looking for a profitable investment or a perfect holiday home for short-term rentals, this new modern apartment in Gera Lario is the opportunity for you!

Located in an exclusive residence of only 15 units, it offers comfort, design and an enviable location: close to the lake and a few minutes from the ski slopes.

### Apartment features:

Large bright spaces: entrance, living room/dining area with large windows and integrated kitchenette.

Private garden: your corner of relaxation in the open air.

2 double bedrooms: ideal for families or guests.

2 bathrooms: one with shower and an additional bathroom for greater convenience.

Large closet: additional space to better organize your home.

### Residence amenities:

Lift: effortless accessibility.

Swimming pool and solarium: relaxation and well-being at your fingertips.

Energy class A: maximum efficiency and energy savings.

Underfloor heating and cooling system: comfort in every season.

Aluminum windows: modern design and optimal thermal insulation.



Garage and parking spaces: convenience and safety for your car.

Why choose this apartment?

Strategic location: close to Lake Como and the ski slopes, perfect for those who love nature, sports and relaxation.

Customizable finishes: make your space unique, tailored to you.

Home automation: advanced technology for a smart and cutting-edge home.

Profitable investment: ideal for short-term rentals, thanks to the tourist location and luxury amenities.

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

Are you interested?

Don't miss the opportunity to live or invest in a dream location! Contact us today for more information or to book a visit.

Phone/WhatsApp: +39 338 2616725

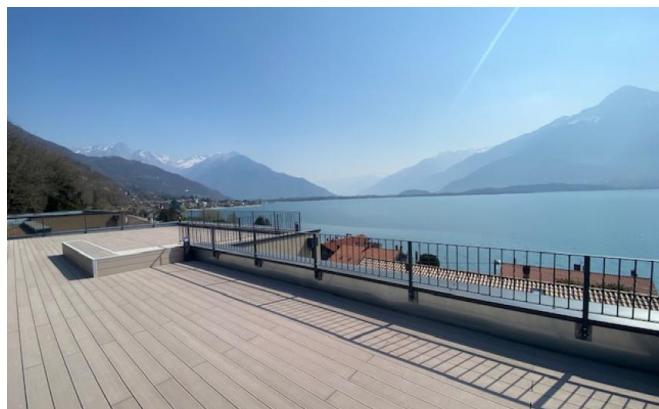
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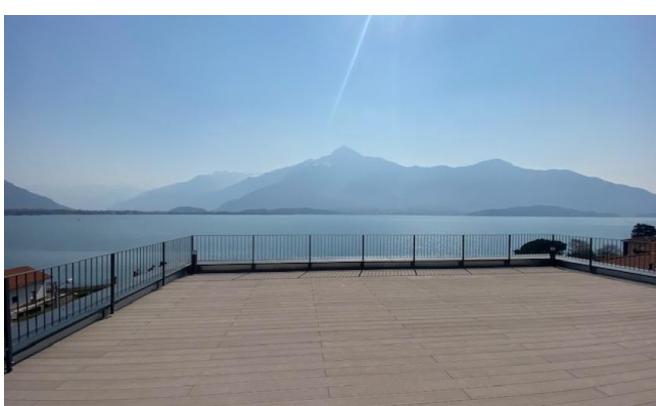
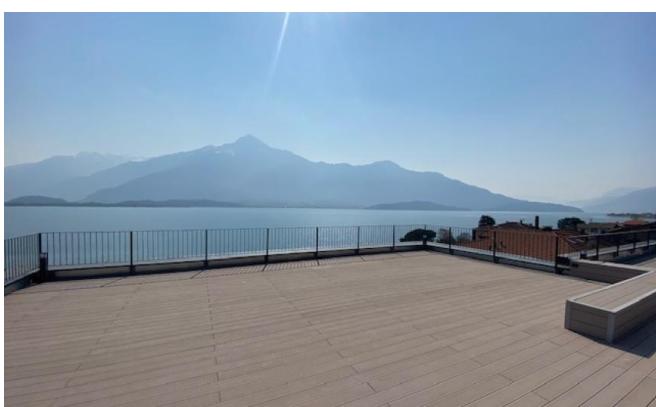
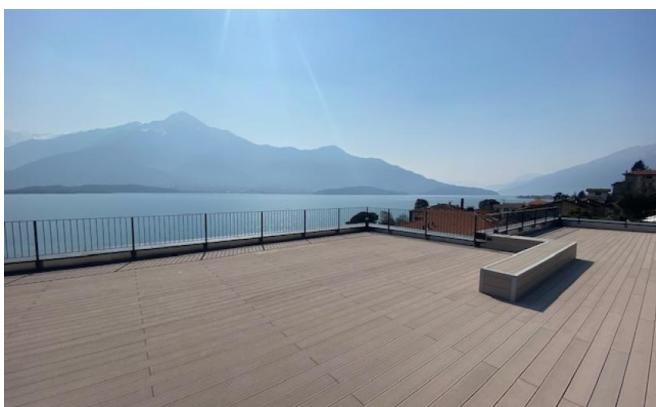
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## Images:







**Floor plan:**

