Menaggio

Newly built apartments with a view of Lake Como

Property ID: IT22294345

LIVING SPACE: ca. 95 m^2 • ROOMS: 3

Property ID: IT22294345 - 22017 Menaggio

- At a glance
- The property
- Energy Data
- Floor plans
- A first impression
- Details of amenities
- All about the location
- Contact partner

Property ID: IT22294345 - 22017 Menaggio

At a glance

Property ID	IT22294345
Living Space	ca. 95 m²
Floor	4
Rooms	3
Bedrooms	2
Bathrooms	2
Year of construction	2024

Purchase Price	On request
Commission	Subject to commission
Total Space	ca. 110 m²
Equipment	Terrace, Swimming pool

Property ID: IT22294345 - 22017 Menaggio

Energy Data

Type of heating	Underfloor heating
Energy Source	Air-to-water heat pump
Power Source	Air-to-water heat pump

Energy Certificate	Energy demand certificate
Energy efficiency class	A+
Year of construction according to energy certificate	2024

Property ID: IT22294345 - 22017 Menaggio

The property

Property ID: IT22294345 - 22017 Menaggio

The property

Property ID: IT22294345 - 22017 Menaggio

The property

Property ID: IT22294345 - 22017 Menaggio

The property

Property ID: IT22294345 - 22017 Menaggio

The property

Property ID: IT22294345 - 22017 Menaggio

The property

Property ID: IT22294345 - 22017 Menaggio

The property

Property ID: IT22294345 - 22017 Menaggio

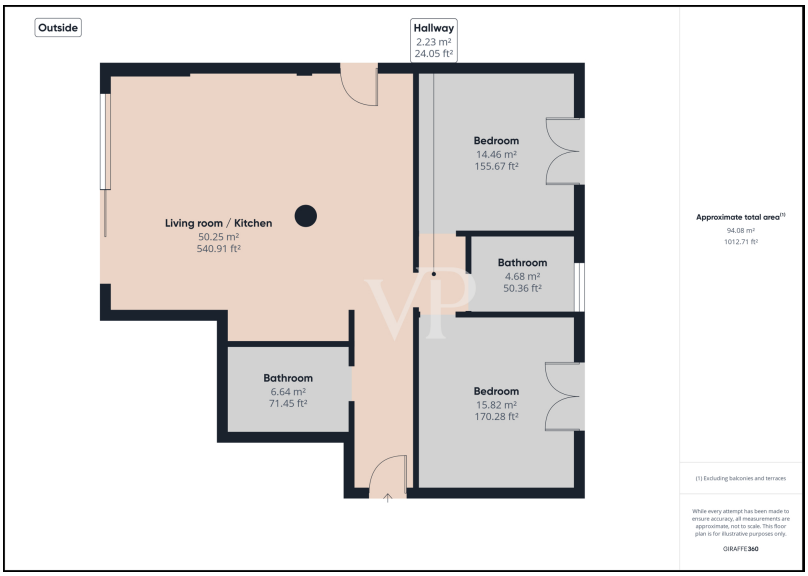
The property

Property ID: IT22294345 - 22017 Menaggio

The property

Property ID: IT22294345 - 22017 Menaggio

Floor plans



This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

Property ID: IT22294345 - 22017 Menaggio

A first impression

Menaggio - Lake Como We propose in a newly built building with condominium swimming pool and lake view, four apartments on the first, second, third and fourth floor of 110 sq. m. commercial. The apartments consist of a living room with kitchen, 2 bedrooms, 2 bathrooms, terrace for the upper floors and a large garden on two parallel sides for the ground floor. On the upper floors of enjoy the view of the lake and Bellagio. All units have underfloor heating and garages in the basement; the property has an elevator, garden and communal pool. In the immediate vicinity are stores, supermarkets, the lakefront and Menaggio beach. Everything is within walking distance of the apartments: restaurants, pharmacy, lake navigation, and bus stop to Como or Colico.

Property ID: IT22294345 - 22017 Menaggio

Details of amenities

Underfloor heating
Energy class A
Air conditioning
Condominium swimming pool
Elevator

Property ID: IT22294345 - 22017 Menaggio

All about the location

Menaggio is a town in the province of Como, Lombardy, northern Italy, located on the western shore of Lake Como, at the mouth of the Senagra River. Menaggio has three hamlets : Croce, Loveno and Nobiallo. The area of present-day Menaggio was conquered by the Romans in 196 BC. The Roman conquest culminated with the construction of a road called Via Regina. Menaggio was a walled city. The remains of the walls are evident today. The construction of large hotels in this cool summer area made it a resort area. Between 1873 and 1939, Menaggio was connected to Porlezza, on Lake Lugano, by the Menaggio-Porlezza railway, a narrow-gauge steam-powered line built as part of a multimodal transportation link between Menaggio and Luino, on Lake Maggiore. The Menaggio area is a favorite summer resort. The only youth hostel on Lake Como is located in Menaggio. Menaggio is known for its Menaggio and Cadenabbia Golf Club, founded in 1907 by an English gentleman, one of many who vacationed on Lake Como in the late 19th century.

Property ID: IT22294345 - 22017 Menaggio

Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

Corso Italia 1 Milan
E-Mail: milano@von-poll.com

To Disclaimer of von Poll Immobilien GmbH

www.von-poll.com