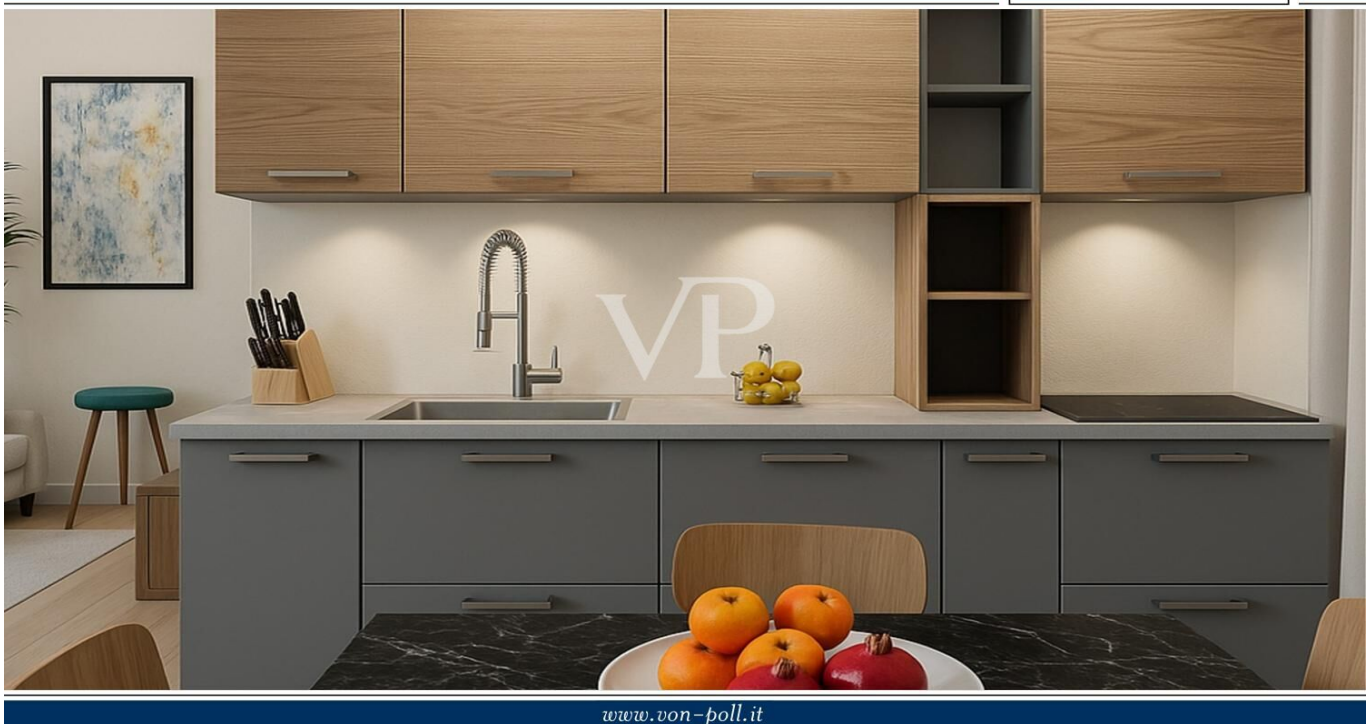


Como – Como (CO)

# Newly built apartment within walking distance of the lake

Property ID: IT252942470



[www.von-poll.it](http://www.von-poll.it)

PURCHASE PRICE: 410.000 EUR • LIVING SPACE: ca. 80 m<sup>2</sup> • ROOMS: 3 • LAND AREA: 88 m<sup>2</sup>

Property ID: IT252942470 - 22100 Como – Como (CO)

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

Property ID: IT252942470 - 22100 Como – Como (CO)

## At a glance

|                      |                       |
|----------------------|-----------------------|
| Property ID          | IT252942470           |
| Living Space         | ca. 80 m <sup>2</sup> |
| Rooms                | 3                     |
| Bedrooms             | 2                     |
| Bathrooms            | 1                     |
| Year of construction | 2025                  |
| Type of parking      | 1 x Other             |

|                |                       |
|----------------|-----------------------|
| Purchase Price | 410.000 EUR           |
| Commission     | Subject to commission |
| Total Space    | ca. 88 m <sup>2</sup> |

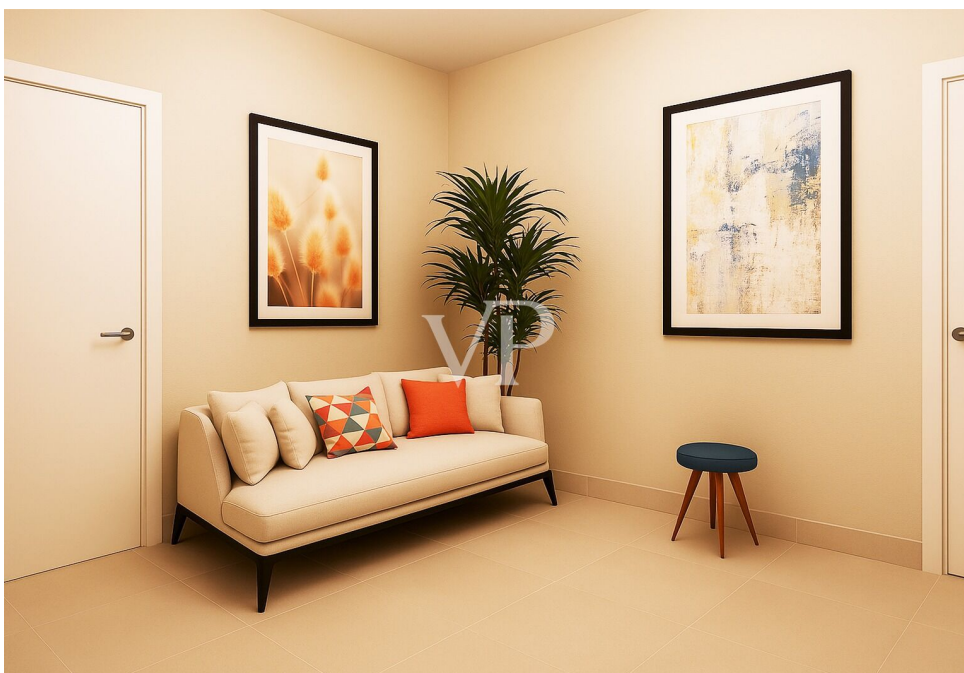
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## Energy Data

|                                |                              |                                                      |                           |
|--------------------------------|------------------------------|------------------------------------------------------|---------------------------|
| Type of heating                | Single-storey heating system | Energy Certificate                                   | Energy demand certificate |
| Energy certificate valid until | 10.09.2035                   | Final Energy Demand                                  | 83.53 kWh/m²a             |
| Power Source                   | Air-to-water heat pump       | Energy efficiency class                              | A+                        |
|                                |                              | Year of construction according to energy certificate | 2025                      |

Property ID: IT252942470 - 22100 Como – Como (CO)

## The property



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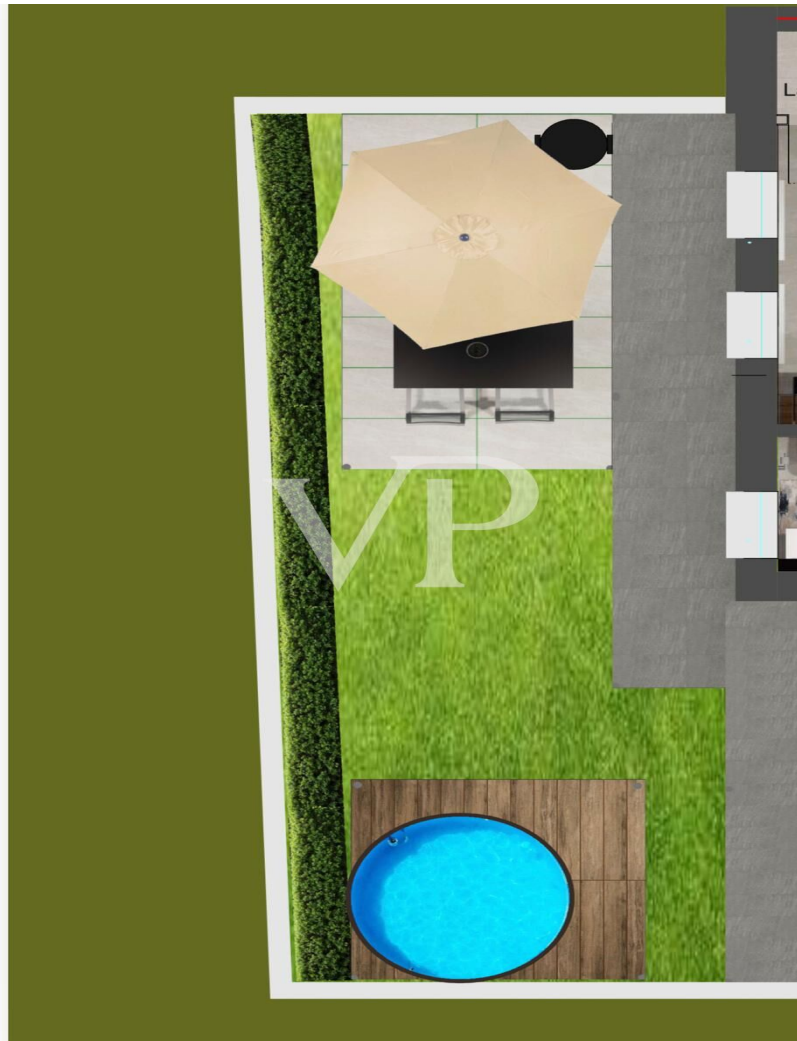
## The property



Property ID: IT252942470 - 22100 Como – Como (CO)

## 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: IT252942470 - 22100 Como – Como (CO)

## A first impression

Newly built apartment a few steps from the lake class A3:

### ELEGANCE AND COMFORT

This stunning home represents the perfect balance between design and functionality. The property is located in a strategically served location of Como, which allows you to enjoy the wonders of the Como area.

Villa Erba or Villa D'este within walking distance is easily accessible for a scenic walk, Lake Como within walking distance, boat connection, supermarkets, shopping center, pharmacies, schools and bus stop.

Worth viewing: the rendering shows this three-bedroom apartment composed of living area that harmoniously integrates with the open kitchen area, creating an open space ideal for daily living to accommodate guests. From the kitchen there is direct access to the delightful small garden on the property.

The sleeping area consists of two comfortable bedrooms, flanked by a full bathroom, practical storage room that optimizes the space of the house. To complete the property, an uncovered parking space owned that ensures the convenience of always available parking.

### Construction Quality and Finishes of Excellence

The property is distinguished by the use of high-quality construction materials and fine finishes that lend elegance and durability over time. Aluminum windows and doors with triple glazing ensure optimal thermal and acoustic insulation, while electric shutters with home automation gateway provide maximum comfort in managing brightness and home privacy.

### State-of-the-art Technological Systems

The house is equipped with a state-of-the-art plant system that combines energy efficiency and smart technology. The 3 kW of proprietary photovoltaic panels, dedicated exclusively to the apartment, ensure significant savings on energy consumption, while autonomous heating with heat pump ensures optimal thermal comfort with low running costs.

Provision for air conditioning and a wallbox for charging electric cars make the home ready for the future needs of sustainable mobility. The BTicino Now series electrical system represents excellence in residential home automation, offering intelligent and personalized control of all home systems.

### Unique Customization Opportunities:

Currently undergoing the finishing touches, this property offers a rare opportunity for customization. In fact, it is possible to request the choice of bathroom finishes according

to one's own aesthetic tastes, creating a completely bespoke environment. In addition, for those who want a turnkey solution, the option is available to receive the house fully furnished with quality furniture and accessories selected by experts in the field.

Property ID: IT252942470 - 22100 Como – Como (CO)

## Details of amenities

- Energy class A/3
- Private garden
- New construction
- Uncovered parking space
- Fine finishes
- Aluminum windows with triple glazing
- Electric shutters

Property ID: IT252942470 - 22100 Como – Como (CO)

## All about the location

### Shopping and Everyday Life

Lario Center Shopping Center - Nearby is the modern shopping center with Bennet and numerous services: bar, travel agency, dry cleaner, optician, hairdresser, photo development, ATM, tobacconists, Wi-Fi and large free parking lot

Bennet supermarket - Convenient and complete daily shopping

Laundry and services - Dry cleaning and all personal care services in close proximity

### Connections and Mobility

Highway entrance - Easy access to the highway network to Milan and Switzerland

Public transportation - Efficient connections to downtown Como and neighboring towns

Parking - Ample free parking available at the shopping center

### EDUCATIONAL INSTITUTIONS

The area is well served by the Como school system with:

Elementary school

Elementary school in the immediate vicinity

Ease of access on foot or with short distances

### Secondary schools

Middle schools easily accessible

Connections to major institutions in Como

### High Schools

Proximity to Como high schools and technical colleges

Connection to city center for expanded educational choice

Property ID: IT252942470 - 22100 Como – Como (CO)

## Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

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*To the Disclaimer of von Poll Immobilien GmbH*

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