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**


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**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 |

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# 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 |

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# The property

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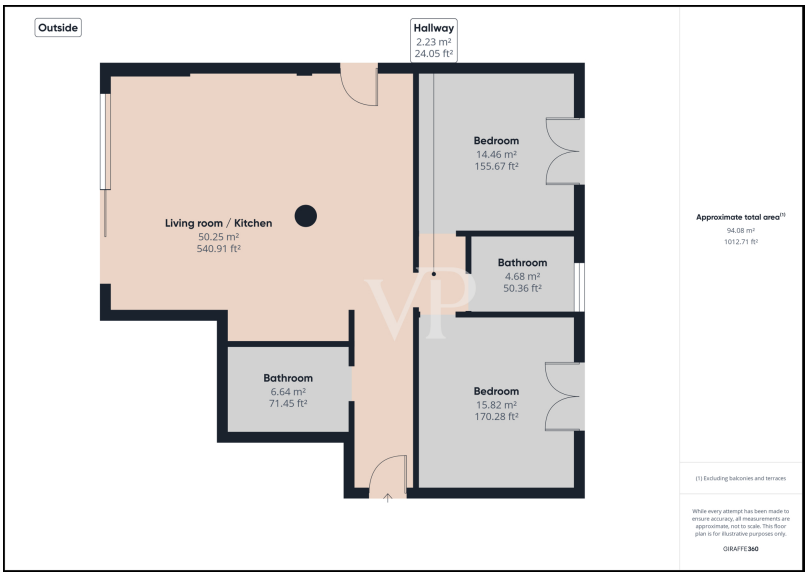
# Floor plans



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.

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# 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.

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# Details of amenities

Underfloor heating
Energy class A
Air conditioning
Condominium swimming pool
Elevator

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# 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.

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# Contact partner

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