

Colico – Lombardia

# Stunning single-family villa with shared lake view pool in Colico Lake Como

Property ID: IT23294515\_D14



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PURCHASE PRICE: 1.396.000 EUR • LIVING SPACE: ca. 210 m<sup>2</sup> • ROOMS: 6

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## At a glance

Property ID	IT23294515_D14
Living Space	ca. 210 m²
Available from	According to the arrangement
Rooms	6
Bedrooms	3
Bathrooms	3
Year of construction	2023

Purchase Price	1.396.000 EUR
Commission	With the right to commission
Usable Space	ca. 0 m²
Equipment	Terrace, Swimming pool, Balcony

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## Energy Data

Type of heating	Underfloor heating
Energy Source	LUFTWP
Energy certificate valid until	31.12.2032
Power Source	Air-to-water heat pump

Energy Certificate	Energy demand certificate
Final Energy Demand	175.00 kWh/m²a
Energy efficiency class	A



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## The property





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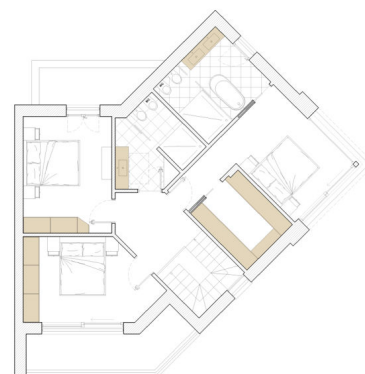
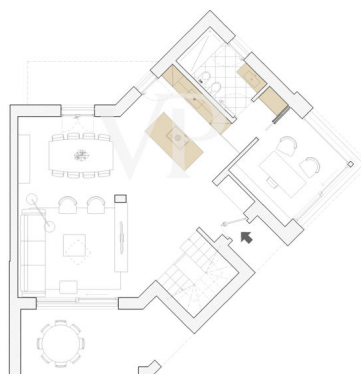
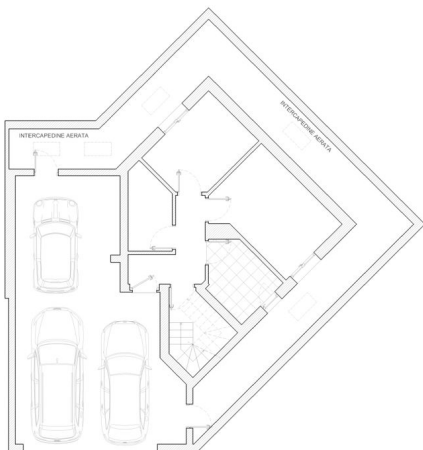


### Unità immobiliare D14

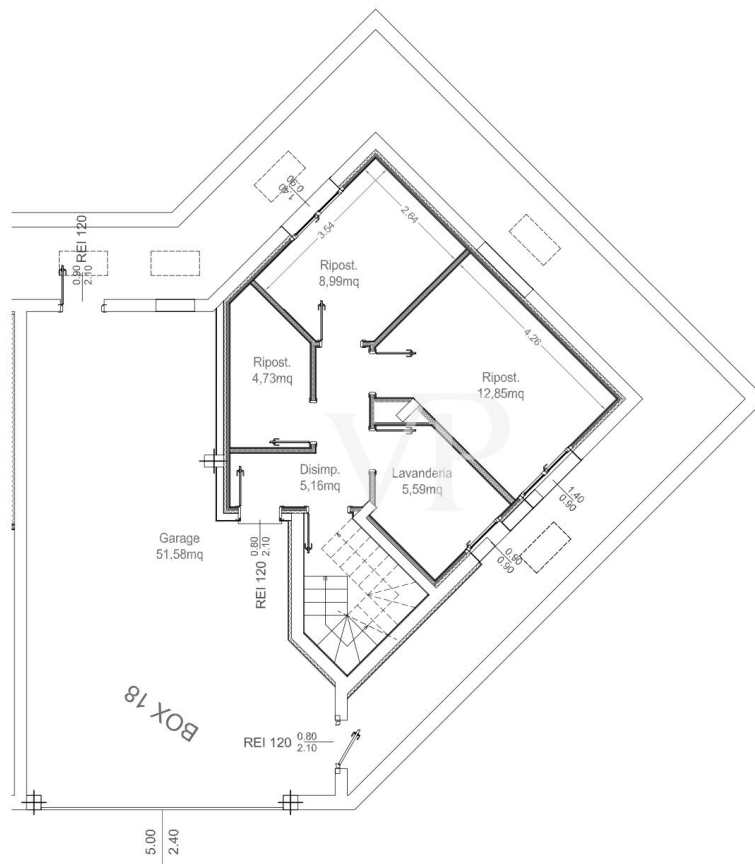
PIANO SEMINTERRATO\*

PIANO TERRA

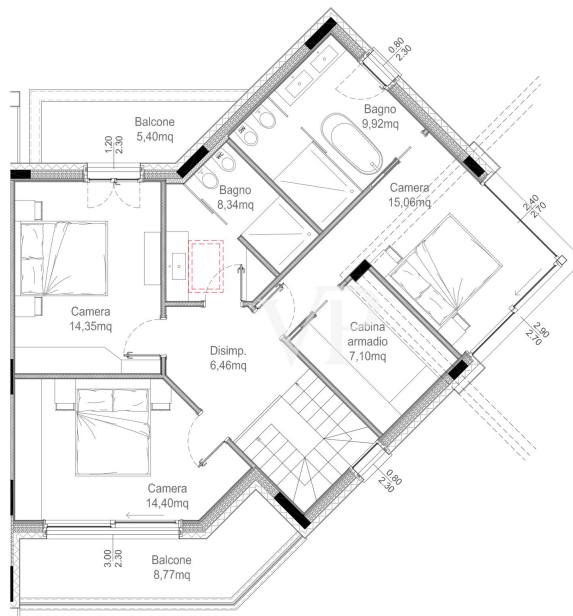
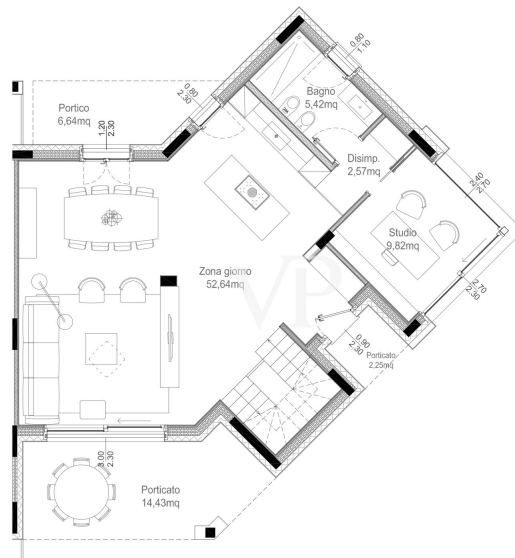
PIANO PRIMO



## 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

VON POLL REAL ESTATE has the pleasure to offer you a prestigious semi detached single-family villa, in the residential complex called " Lago Dorato ", located in the town of Colico, about 50 meters from the lake promenade and the marina with about 200 berths. The villa will be able to enjoy all the comforts of the residence, such as large green spaces, infinity pool of 16x7 mt, solarium, showers, relaxation area, children's play area, with excellent levels of construction and finishing of high value and value. The wonderful location allows you to walk to the city center with all services, the lake and the marina where on request you can reserve a berth. The villa consists of a semi-basement, a ground floor and the first floor. On the semi-basement floor we find a large garage that can hold two cars, a possible room to be used as a tavern, a laundry room and two storage rooms. On the ground floor we find a spacious kitchen, a very bright dining and living area overlooking the porch and access to the private garden. We also have a room to be used as a study and finally a service bathroom. On the first floor we find two bedrooms both with balconies, a bathroom and a master bedroom with attached bathroom and walk-in closet. Possibility to combine separately any additional covered parking spaces. Construction is already at an advanced stage and is expected to be completed in 2024.



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## Details of amenities

Energy class A  
Heat pump;  
Porcelain stoneware floors;  
Oak parquet floors;  
Armored entrance door;  
Wood and aluminum window frames;  
Ideal Standard ceramics and faucets;  
Alarm system;  
Home automation system;  
Satellite TV system;  
Private garden;  
Large common green areas;  
Common swimming pool;  
Solarium;  
Parking garage.

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## All about the location

Colico is located in the upper part of Lake Como, situated at an elevation of 218 meters above sea level, with a population of about 8,020. The town is a lake resort with good accommodation facilities and is very busy during the summer season. Viably located in a strategic area, as the meeting point of roads such as the SS 36 linking Milan and Brianza with Lario and Valchiavenna, and the SS 38 Stelvio leading to Bormio and Livigno as far as Switzerland. The town overlooks the lake and is characterized by a long promenade that runs along the lakefront, and the beach, a summer meeting point for all major water activities, including a sailing and kitesurfing school, as well as a soccer field and tennis court. Of particular importance is the Marina located a few meters from the property complex, with about 200 berths available. Characteristic in the Colico landscape are the four montecchi (Montecchio nord, sud, del forte di Fuentes and Piona- Olgiasca), or small hills that rise at the lake above the alluvial deposits of the Inganna and Perlino conoids.

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## Other information

It should be noted that in the purchase price the builder has included: PREMIUM FURNITURE SOLUTION : custom-structured furniture package for the living floor consisting of Modulnova kitchen with Electrolux appliances, living room cabinet, bathroom sink module and Novamobili bedroom cabinets (upholstery remains excluded). Dedicated DESIGNER ASSISTANCE SERVICE for choice of finishes and possible upgrades. Possible possibility of building private swimming pool in the garden at extra charge.



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## Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

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