



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

# Vercana ! New apartment with garden and lake view, pool| Real estate Lake Como



IT-V1554-KA

Lake view  
22013 Vercana  
Italy



## Data overview

<b>Type of property</b>	Apartment
<b>Kind of property</b>	Apartment
<b>Postcode</b>	22013
<b>Country</b>	Italy
<b>City</b>	Vercana
<b>Additional geographical information</b>	Lake Como
<b>Number of rooms</b>	4
<b>Number of bedrooms</b>	2
<b>Number of bathrooms</b>	2
<b>Asking price</b>	568.000,00 €
<b>Brokerage</b>	for the buyer 4,88 % incl. VAT
<b>Condition</b>	As good as new
<b>Contact person</b>	Real Estate Italy A company of RustiCasa Concept Nicole Siedersberger-King Lierstraße 8 80639 München E-Mail: <a href="mailto:info@real-estate-italy.com">info@real-estate-italy.com</a> Homepage: <a href="http://www.real-estate-italy.com">www.real-estate-italy.com</a>

## Description

Apartment with garden and lake view, just 3 km from the lake.

This magnificent apartment in an exclusive residential complex offers a large garden terrace with breathtaking lake views.

The residential complex consists of two buildings: Building A, built in 2010, and Building B, where this property is located, built in 2022. The residence features a magnificent rooftop swimming pool with a large sun terrace and panoramic lake views.

Key features of the apartment:

- Modern and sophisticated design: The interiors of this apartment with garden and lake views are elegant and designed with attention to detail. Large windows offer views of the surrounding landscape, while the exterior facade of stone and red maple wood adds a modern touch.
- Inviting interiors: The property features a bright living room with an open-plan kitchen, two bedrooms (one master bedroom with an en-suite bathroom and walk-in closet), and a guest bathroom.
- Large private garden: Thanks to the large windows, you can enjoy direct access to your garden from every room, creating a perfect connection between indoor and outdoor spaces.
- High-quality finishes: The residential complex offers a magnificent swimming pool with a solarium on the upper floor. The apartment is accessible by elevator and has a private garage and a cellar.

Amenities:

- Complete, custom-made furnishings from leading brands
- Underfloor heating
- Aluminum windows with motorized blinds
- High-quality ceramic tiles
- Air conditioning
- Elevator
- Stone and wood exterior cladding
- Swimming pool and solarium on the upper floor
- Motorized garage door
- Automatic irrigation in the private garden.

The maintenance fee for this apartment is approximately €2,500 per year.

For more offers please consult our web site [www.real-estate-italy.com](http://www.real-estate-italy.com).

## Location

Domaso / Vercana.



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**Your contact person**

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