



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

Bright apartment in a modern complex  
with pool, quiet location, walking  
distance to the lake



IT-V1638/3-KA

Panoramic view  
22015 Gravedona  
Italy



## Data overview

<b>Type of property</b>	Apartment
<b>Kind of property</b>	Apartment
<b>Postcode</b>	22015
<b>Country</b>	Italy
<b>City</b>	Gravedona
<b>Additional geographical information</b>	Lake Como
<b>Living space</b>	approx. 80 m <sup>2</sup>
<b>Number of rooms</b>	3
<b>Number of bedrooms</b>	2
<b>Number of bathrooms</b>	1
<b>Balcony/terrace area</b>	approx. 13 m <sup>2</sup>
<b>Number of balconies/terraces</b>	1
<b>Asking price</b>	440.000,00 €
<b>Brokerage</b>	for the buyer 4,88 % incl. VAT
<b>Year of construction</b>	2011
<b>Condition</b>	Well maintained
<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

Residential complex with 6 units in one of the sunniest and quietest areas of Gravedona – the perfect combination of modern design and comfortable living.

You can easily reach the lakefront, beaches and the old town on foot – without the stress of driving.

The residence boasts harmonious architecture and is divided into two buildings:

Building A: 4 residential units.

Building B: 2 exclusive units.

Offered here is Apartment No. 3 – Ground Floor (80 m<sup>2</sup>).

The apartment features an entrance hall leading into the bright living area with a living room and kitchenette. The sleeping area comprises two bedrooms and a bathroom. From the living room, you have direct access to the 13 m<sup>2</sup> veranda and the 39 m<sup>2</sup> private garden.

A single garage in the basement is included.

The excellent location, high-quality finishes and swimming pool make this property ideal both as a primary residence and for holiday rentals.

Further information and floor plans are available upon request.

## Location

Gravedona, Lake Como.



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**Your contact person**

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