

# Lago di Como

## Laglio

Ref. 6117: Laglio - A luxurious modern apartment, right on the lake with stunning views, parking and boathouse.

Price on Request



# Description

In the town of Laglio, right on the waterfront, lies this beautiful luxury flat, part of a very exclusive residential complex. The resort, completed a few years ago, is a unique lakeside project that blends perfectly into the landscape and is sustainably built. The complex includes an exclusive pool right on the lake, a boathouse, and covered parking spaces with a car lift.

The flat is located on the ground floor just above lake level, spread over two floors connected internally by a modern comfortable staircase.

On the ground floor, there is the elegant and spacious entrance hall, a bright living room overlooking the fantastic terrace directly on the lake, a modern open kitchen with a peninsula, a service bathroom, and a walk-in wardrobe; from the terrace, there is direct access to the jetty with boat mooring. On the top floor is the sleeping area, consisting of two master bedrooms with a bathroom en-suite and a terrace overlooking the lake and a fantastic swimming pool.

The finishes are of the highest quality with parquet floors in all rooms, underfloor heating, and air conditioning in all rooms, and glass parapets on the terraces guaranteeing uninterrupted lake views.

The apartment features a private mooring in the boathouse, two storage rooms, and two private parking spaces accessible by lift.

A not-to-be-missed opportunity for those looking for a very exclusive and unique place on Lake Como.

## DARSENA

The boathouse is located under the building and is designed in such a way that a lift system makes it possible to lift boats up and store them dry.

The entrance on the south side is protected from the north wind by a brick wall.

An external floating jetty allows boats to be temporarily moored.

## PARKING

The residential complex has direct access from the "Strada Statale Regina", from where there is access to an external square at street level where there are a number of uncovered parking spaces for guests of the various flats.

Below the said square are three floors of private parking spaces, almost completely dug into the rock, served by two car lifts.

This building is masked from the lakefront by a vegetal barrier of ivy.

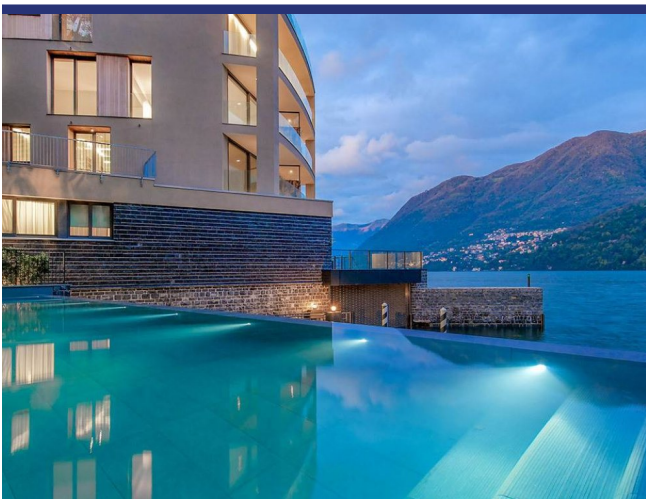
## ECOLOGICAL SUSTAINABILITY

The systems are designed to maximize efficiency with current technologies and the use of available resources. The heating system and domestic hot water production have been realized with high-efficiency hydronic heat pumps using water from the lake. Both the heating/cooling systems and the cooking hobs of the flats run on electricity.

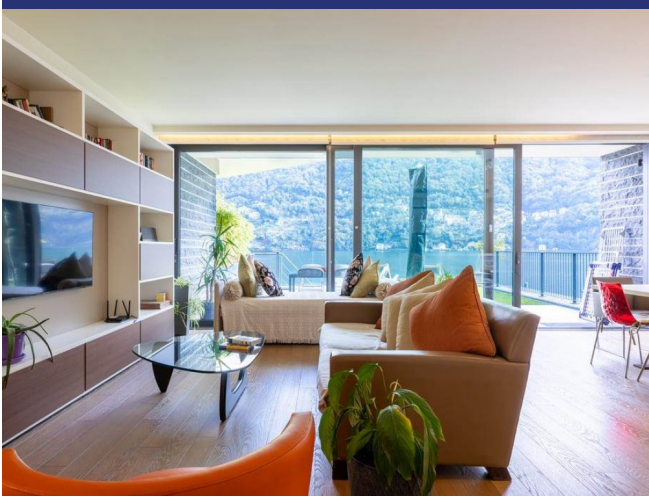
Laglio is only 14 km from the center of the cozy town of Como and 9 km from the motorway towards Milan or Chiasso/Lugano (CH).

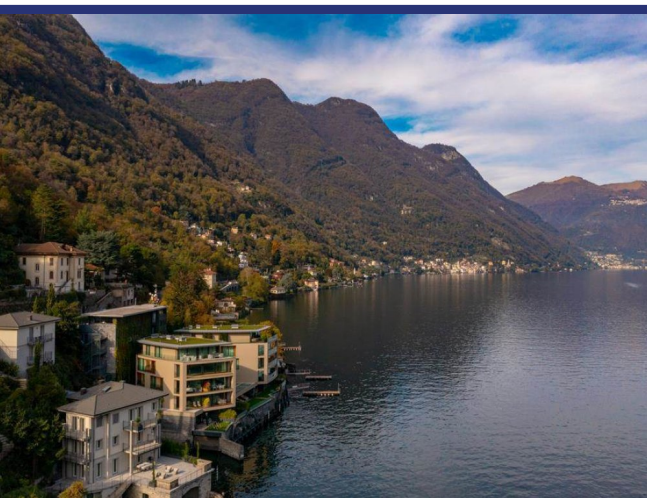
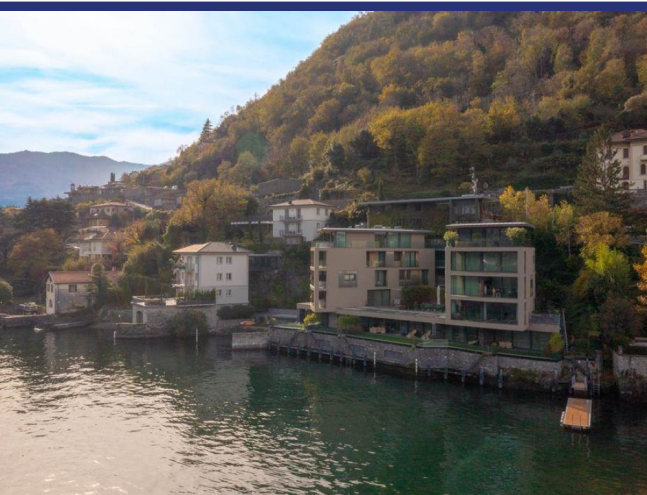
A unique place directly on the lake with a boatyard, which is almost impossible to find on Lake Como!

# Pictures

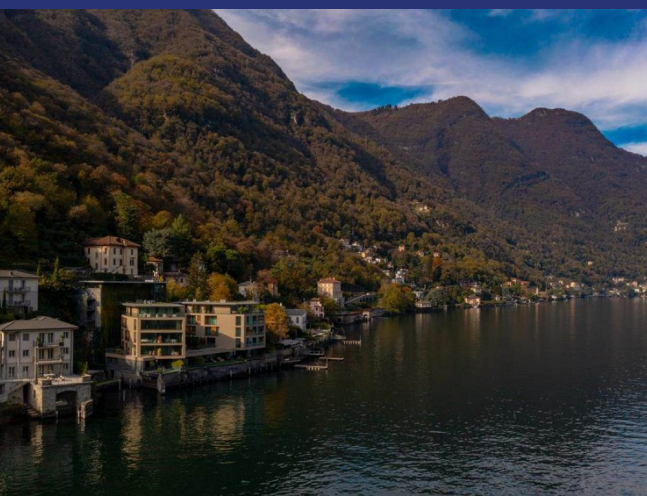


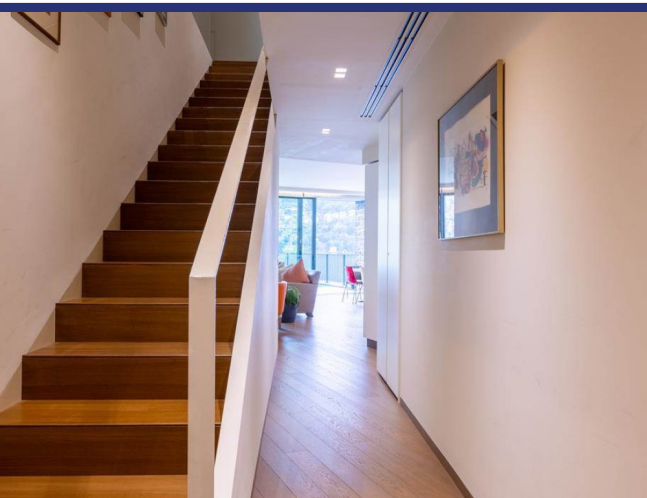
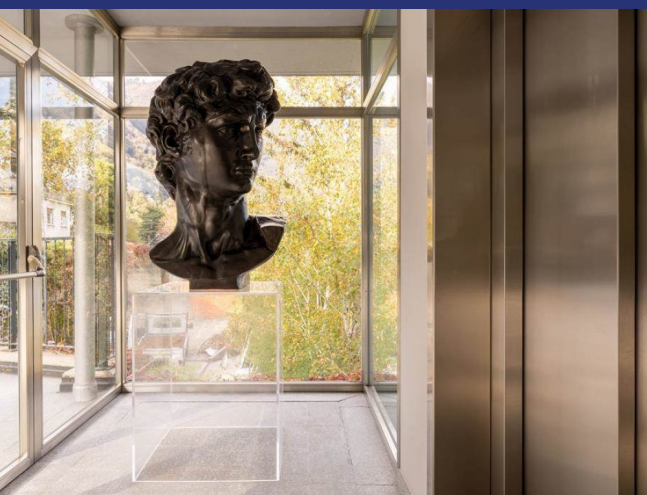




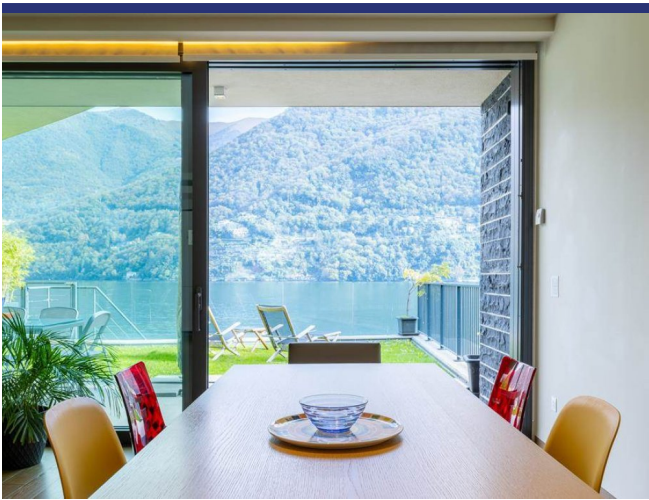
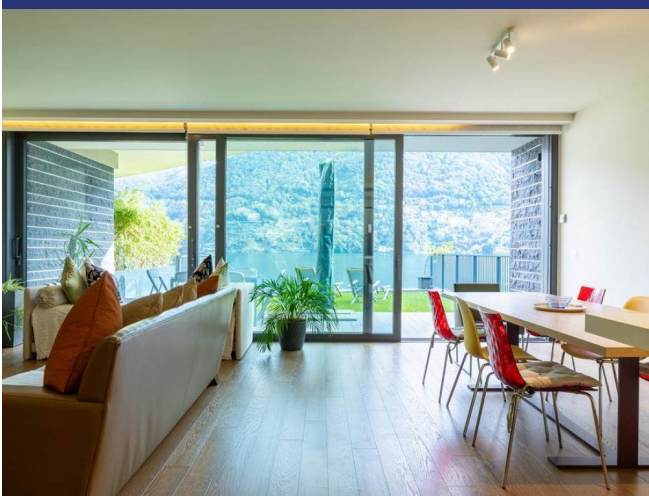


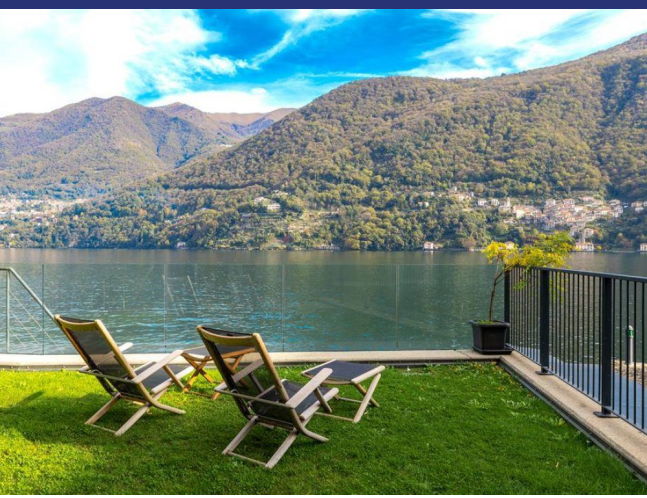


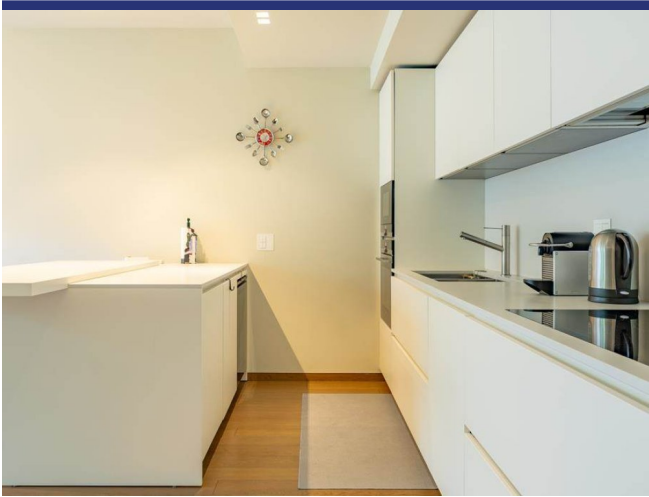
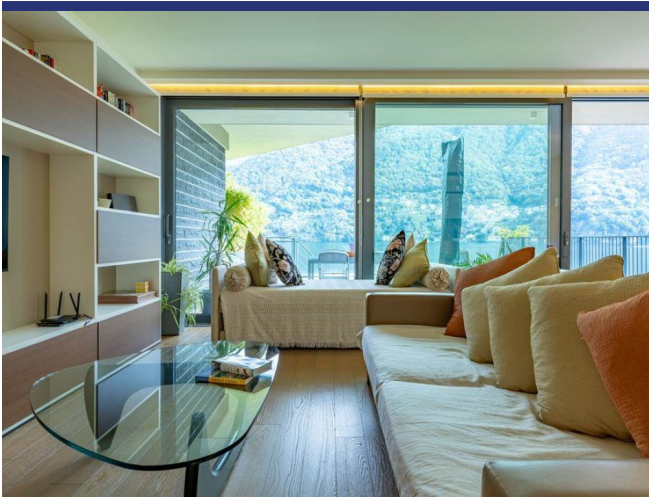
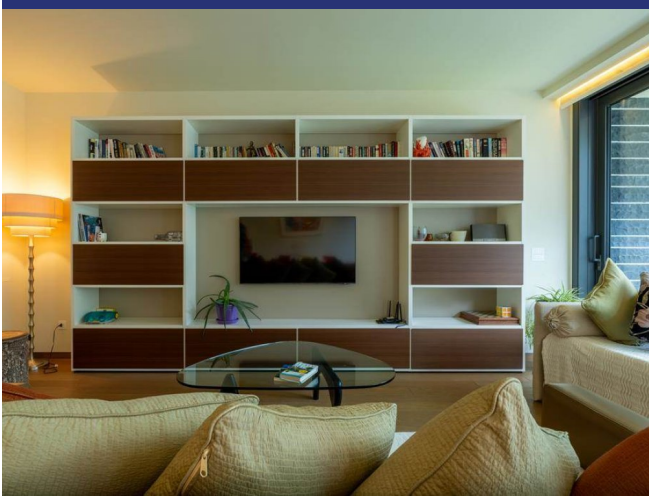




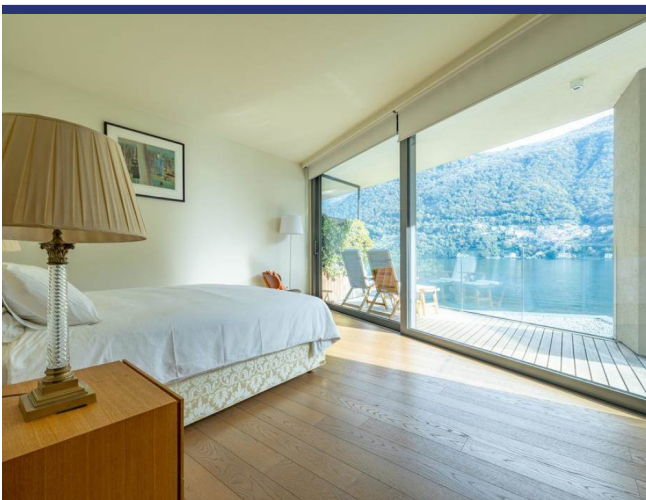
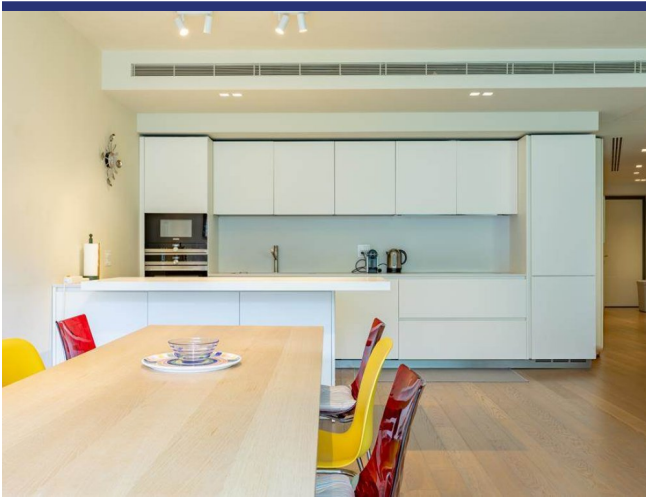


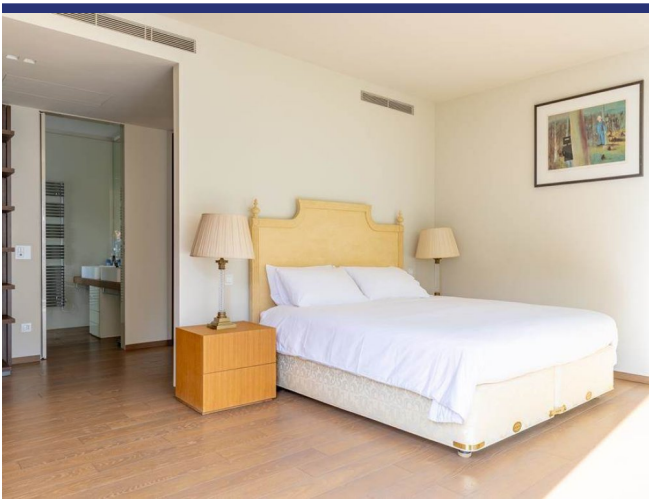
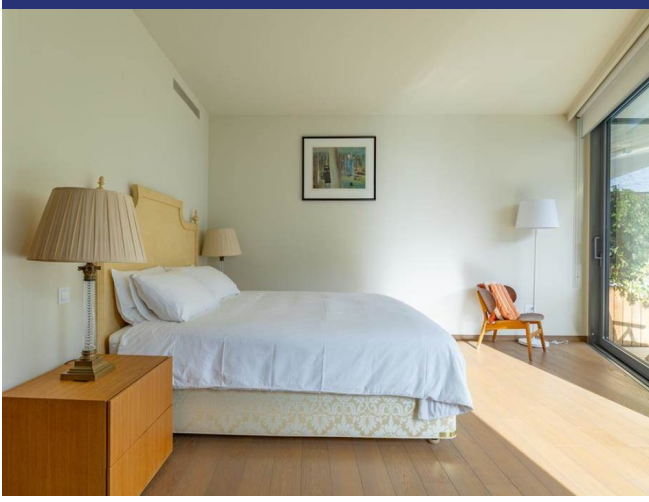


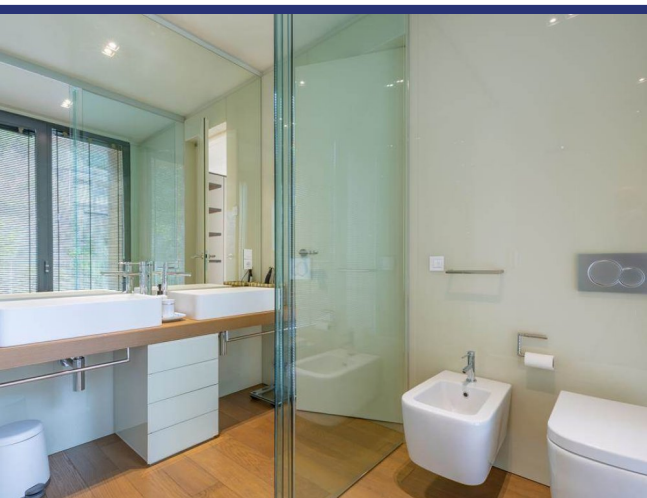
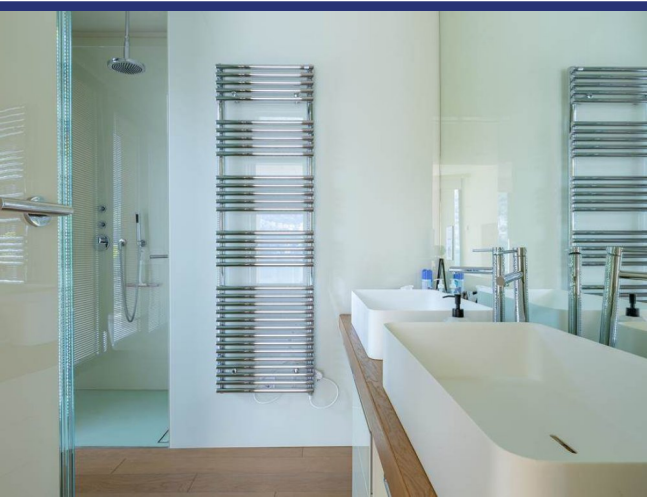




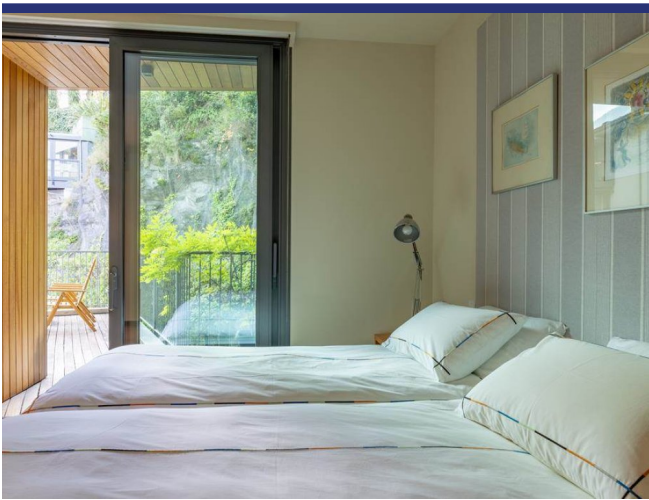
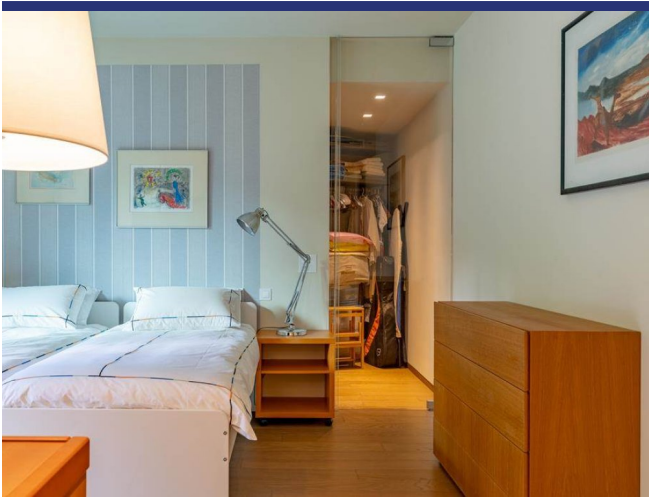
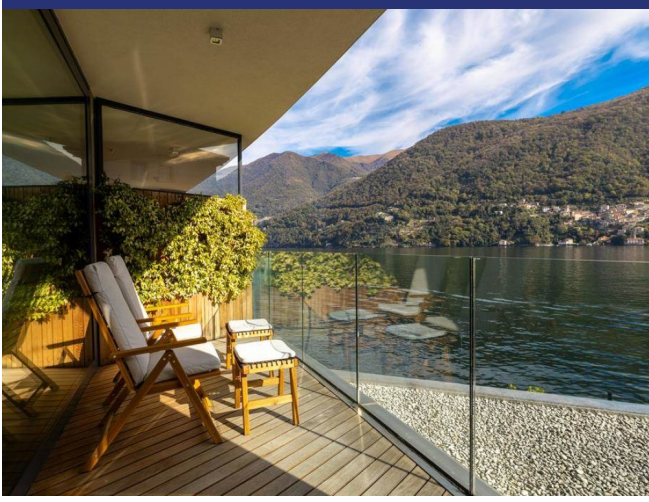


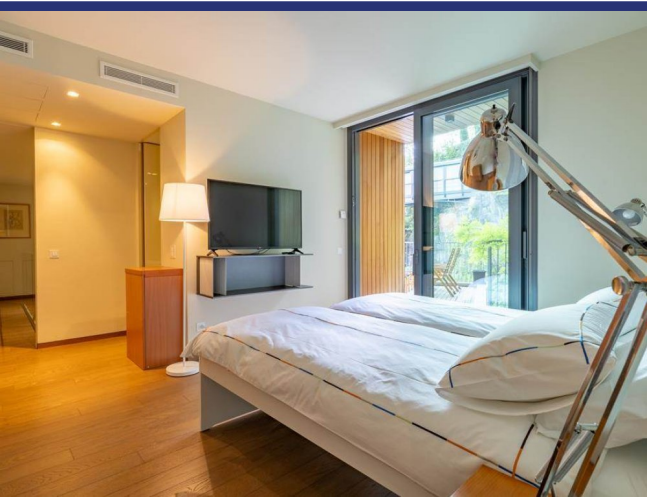


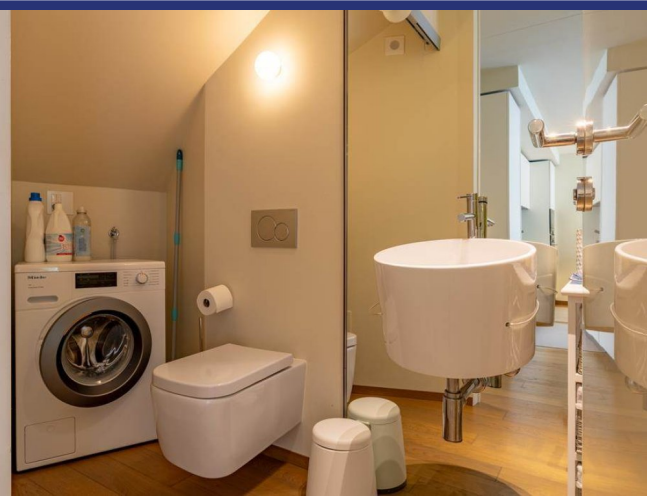
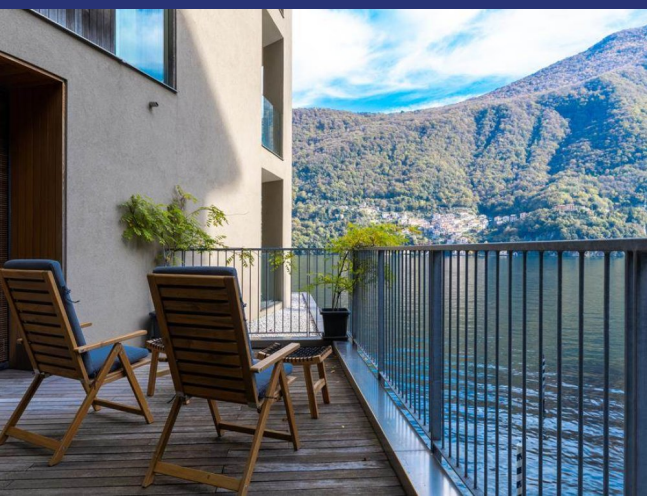




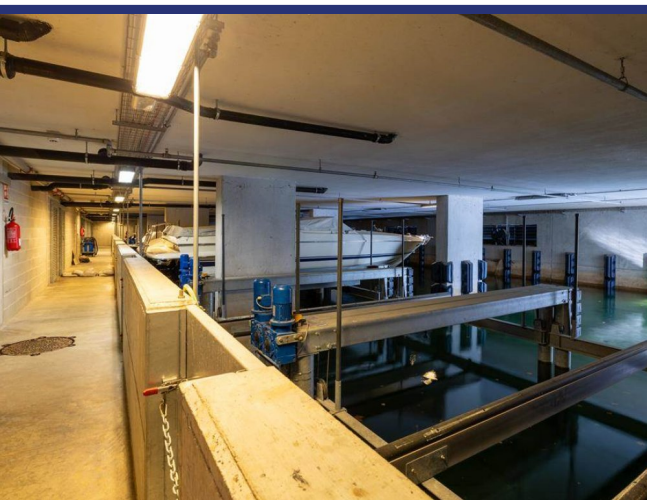
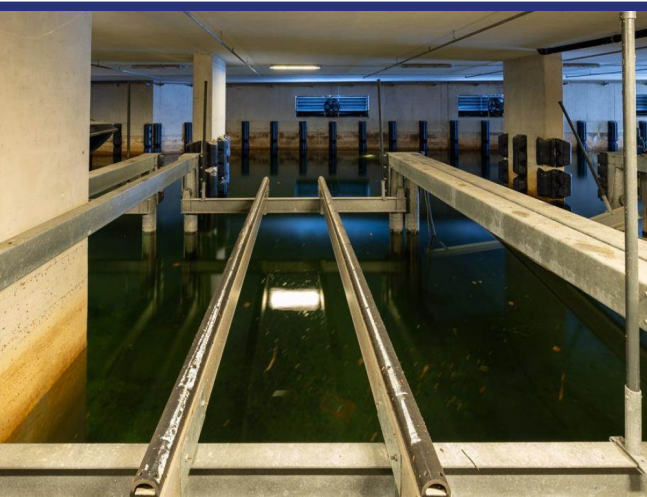
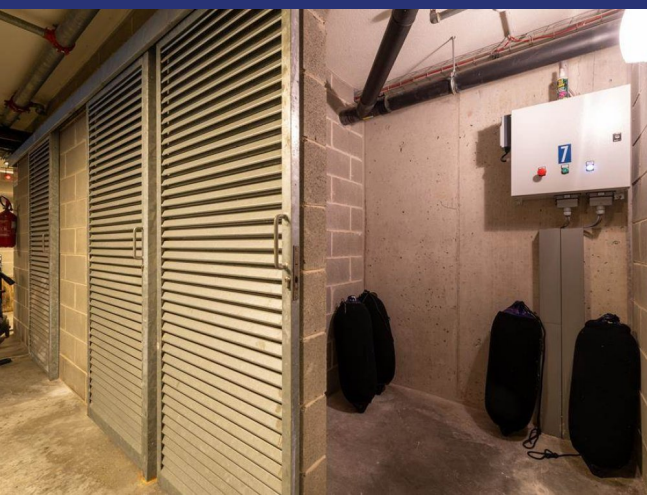


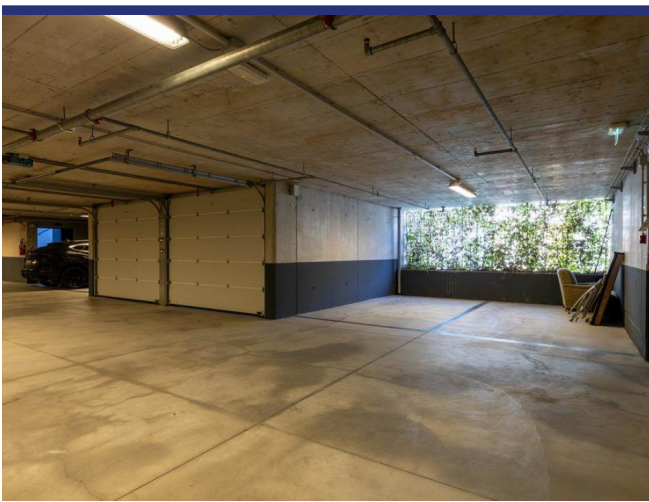
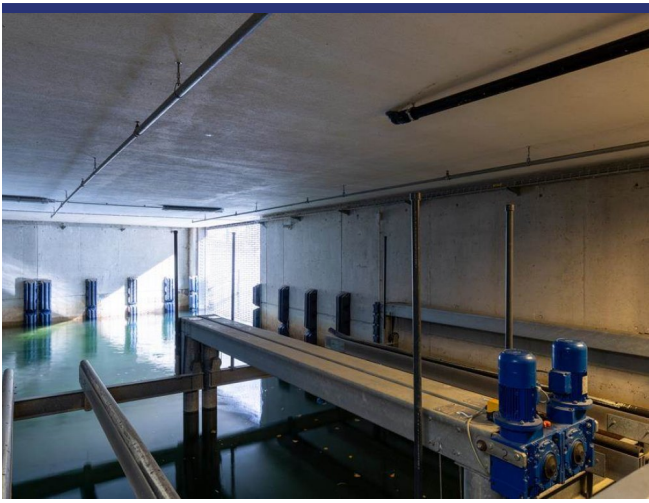
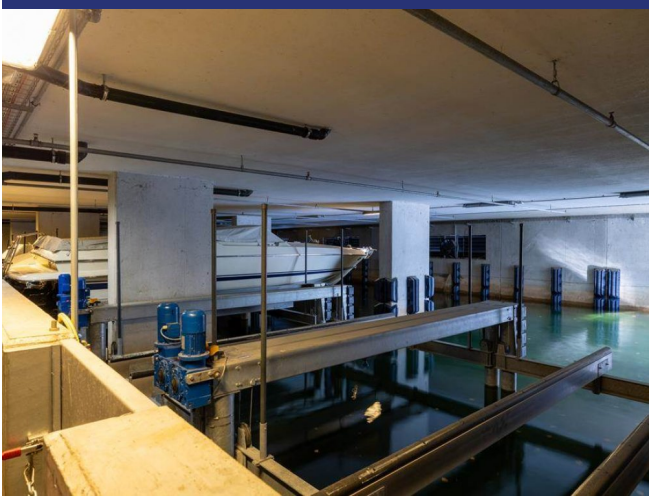


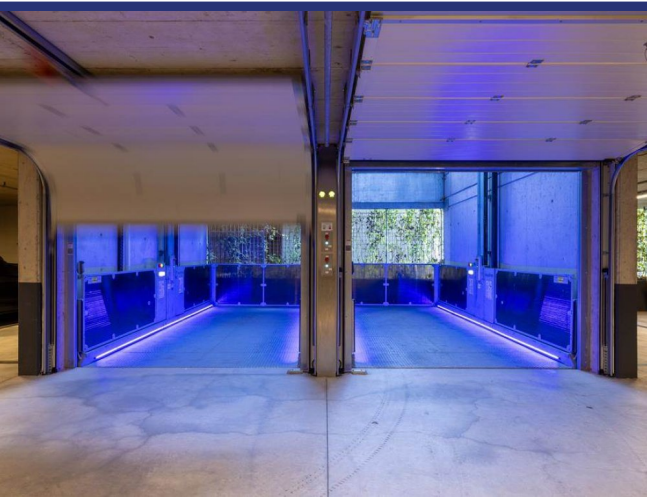
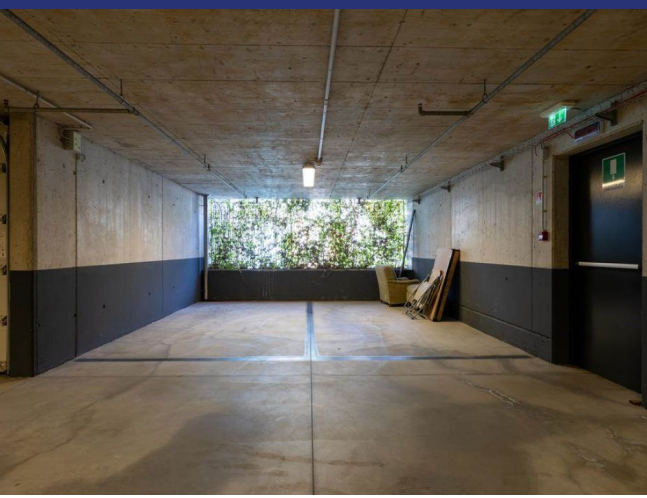




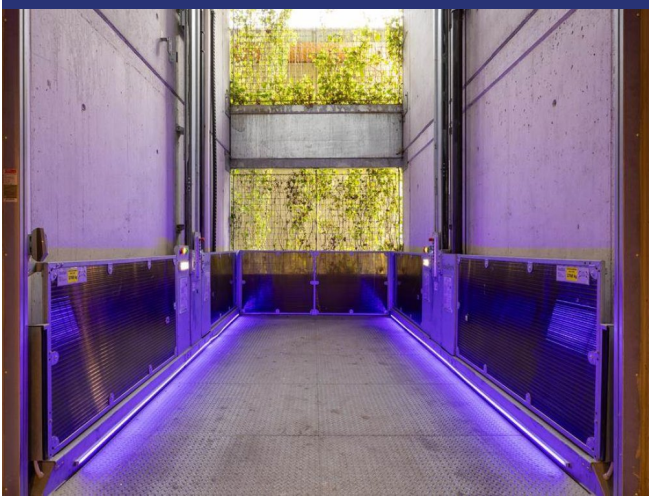




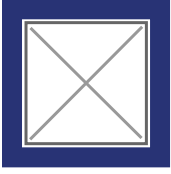








# Location & Details



(Map does not indicate the exact location of the property)

- Reference: 6117
- Apartement/In borgo
- Lakeview
- Panoramic View
- 1 km to Village
- Garden
- Terrace
- Balcony
- Airco
- Garage: Yes
- Pool: Yes
- Price on Request
- Floorspace: 160 m<sup>2</sup>
- Bedrooms: 2
- Bathrooms: 3
- Rental Potential: Very good
- Condition of the Property: Very good
- Status: Available

# Information

## Information about the purchasing process.

Please contact our agency for more information on the purchasing process.

## About ItaliaCasa

ItaliaCasa is a fully accredited Italian real estate agency, specialized in the assistance of foreign property buyers in the most beloved parts of Italy. We combine the best of two worlds. Firmly settled in Italy, we do not forget our northern European roots. Our multilingual representatives in Italy are a guarantee for a perfect understanding of the local market conditions. We understand our international clients as we do understand the Italian way of doing business. This enables us to offer to our clients the best possible assistance during the buying process.

## Why choose for ItaliaCasa?

A successful purchase in Italy does not end with the finding of the right property on a web site. Especially nowadays an interested buyer can find many intermediaries and web portals through which foreign properties are being offered for sale. Often these type of companies lack any knowledge of Italian real estate, the market situation and the legal system in Italy. It is important to choose an officially registered agency who not only knows their properties, but also can properly facilitate the entire buying process with its expertise. According to ItaliaCasa this is when the important part only begins. The completion of the purchase is the work of specialists who know where problems can arise and which matters require extra attention during the purchase. All land registry, legal and permit aspects are being mapped so the interests of the client are optimally being looked after. The end result is a purchase without worries!



## More Information or Questions?

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