

# Lago di Como

## Vercana

Ref. 5976: Vercana - Modern newly- built flats with an Infinity pool and spectacular lake views.  
Price on Request



# Description

On the sunny hills in Vercana, rises this modern and exclusive residential building, consisting of only 4 residential units, all with breathtaking panoramic views of Lake Como.

All residential units have a private entrance via an external staircase or lift and a large outdoor space overlooking the lake. The complex features an Infinity pool with a large solarium on the top floor, also accessible by lift.

Each flat has a commercial area of 105 square metres plus 32 square metres of terrace, and is laid out as follows: An Entrance, a spacious bright living room with large windows, a kitchen with access to the terrace, two bedrooms, the master bedroom with walk-in wardrobe and en-suite bathroom, and a second bathroom.

In addition, it is possible to buy a garage and a storage room in the basement of the building.

At this stage, the interior can still be customised to suit every need and personal taste. with a choice of high-standard materials and high-quality finishes. The spacious terraces are bordered with luxurious translucent glass balustrades, for even better views and a modern look. In the communal area above the complex is a fine Infinity pool, with a solarium to enjoy the stunning panoramic views and tranquillity of the surroundings. There is underfloor heating and cooling via a heat pump powered by electricity. From the underground garage, all floors can be reached by lift. There is the possibility of facilities for charging electric cars and an electric gate to complete the features of this ultra-modern property.

Ideal as a luxury holiday home or for permanent use!

Accessories: lift, electric gate, double glazing, double entrance, home automation system, photovoltaic system, satellite system, mosquito nets, independent entrance, solar panels, swimming pool, armored door, storage room, electric shutters, veranda.

Energy label A4, for a sustainable and efficient home.

-Apartment 1

-Apartment 2

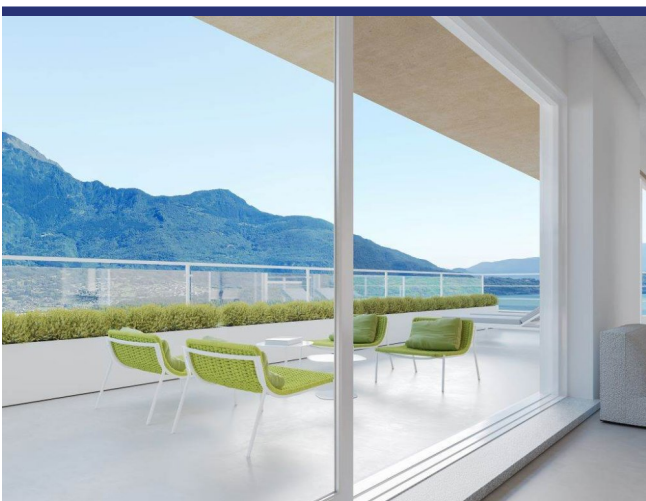
-Apartment 3

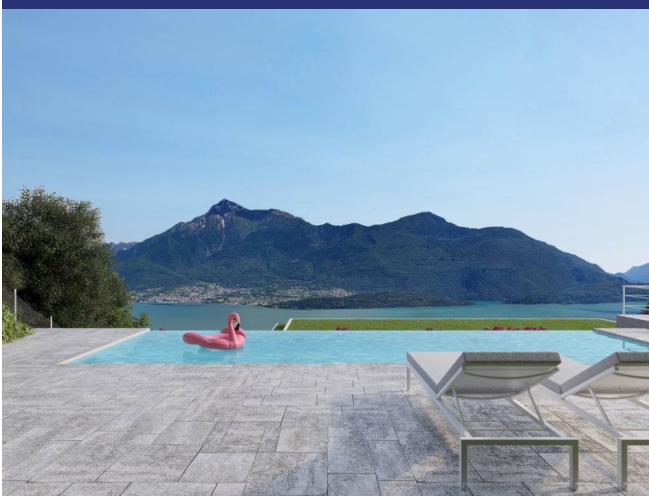
-Apartment 4

- Garage n. 1 of mq 17.54

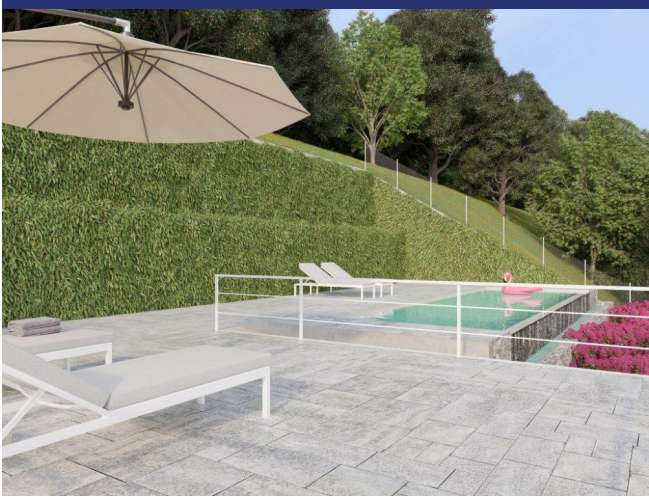
- Garage n. 2 of 17.54 m<sup>2</sup>
- Garage n. 3 of 36.30 m<sup>2</sup>
- Garage n. 4 of 19.36 m<sup>2</sup>

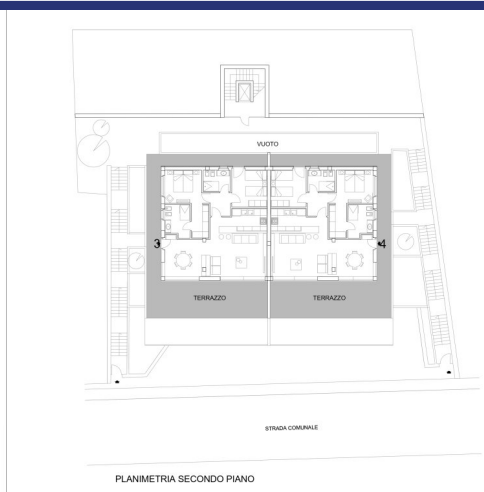
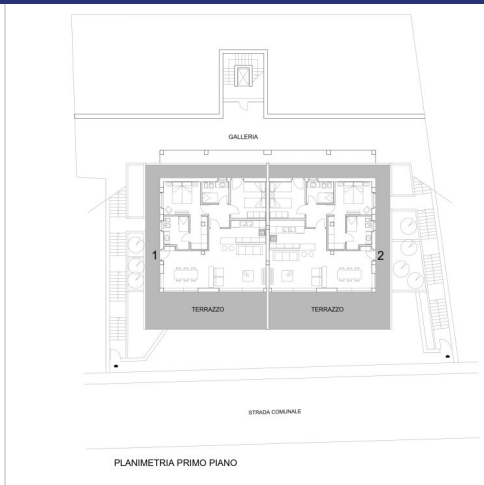
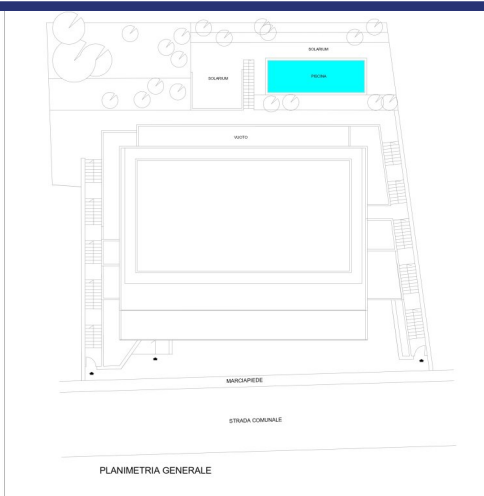
# Pictures













# Location & Details



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

- Reference: 5976
- Apartement/In borgo
- Lakeview
- Panoramic View
- 4 km to Lake
- 1 km to Village
- Garden
- Terrace
- Balcony
- Airco
- Garage: Yes
- Pool: Yes
- Price on Request
- Floorspace: 105 m<sup>2</sup>
- Bedrooms: 2
- Bathrooms: 2
- Rental Potential: Very good
- Condition of the Property: Newly built
- 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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