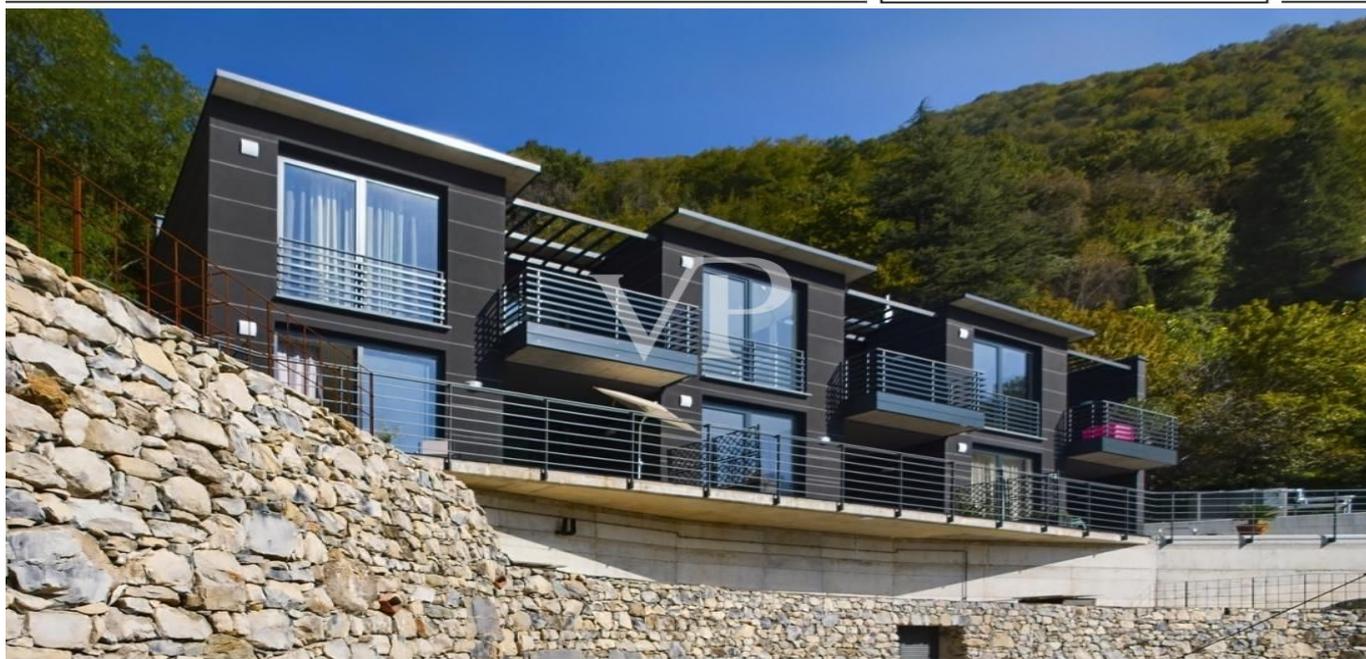


Nesso – Lombardia

Prestigious apartment in new residence with swimming pool in Nesso Lake Como

Property ID: IT23294823



www.von-poll.it

PURCHASE PRICE: 410.000 EUR • LIVING SPACE: ca. 49 m² • ROOMS: 2

Property ID: IT23294823 - 22020 Nesso – Lombardia

- At a glance
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Property ID: IT23294823 - 22020 Nesso – Lombardei

At a glance

Property ID	IT23294823	Purchase Price	410.000 EUR
Living Space	ca. 49 m ²	Commission	Subject to commission
Available from	According to the arrangement	Total Space	ca. 57 m ²
Floor	1	Usable Space	ca. 0 m ²
Rooms	2	Equipment	Terrace, Swimming pool
Bedrooms	1		
Bathrooms	1		
Year of construction	2022		
Type of parking	1 x Outdoor parking space		

Property ID: IT23294823 - 22020 Nesso – Lombardei

Energy Data

Type of heating	Underfloor heating	Energy Certificate	Energy demand certificate
Energy Source	Air-to-water heat pump	Final Energy Demand	38.10 kWh/m ² a
Energy certificate valid until	23.01.2033	Energy efficiency class	A
Power Source	Electric		

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The property



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The property



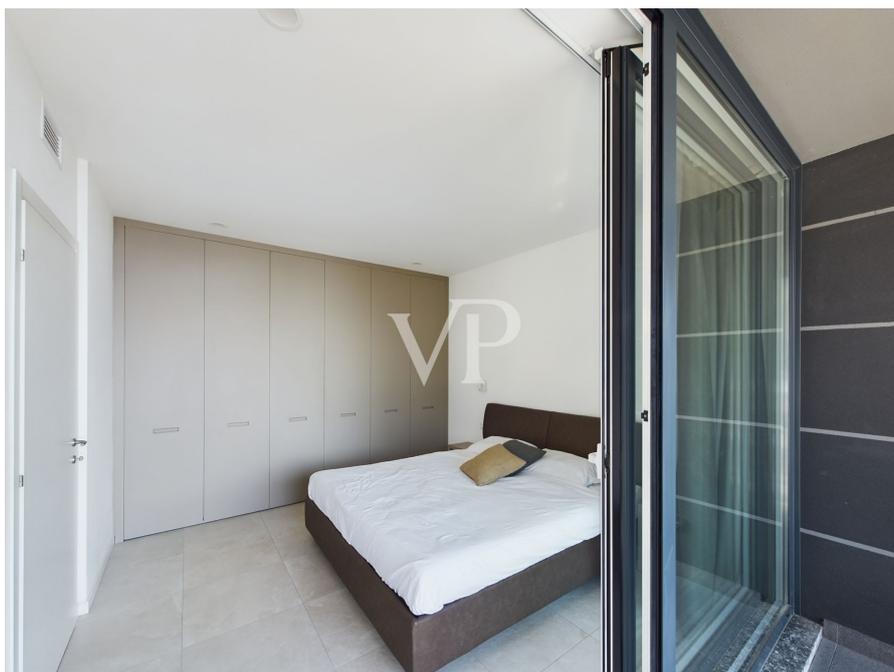
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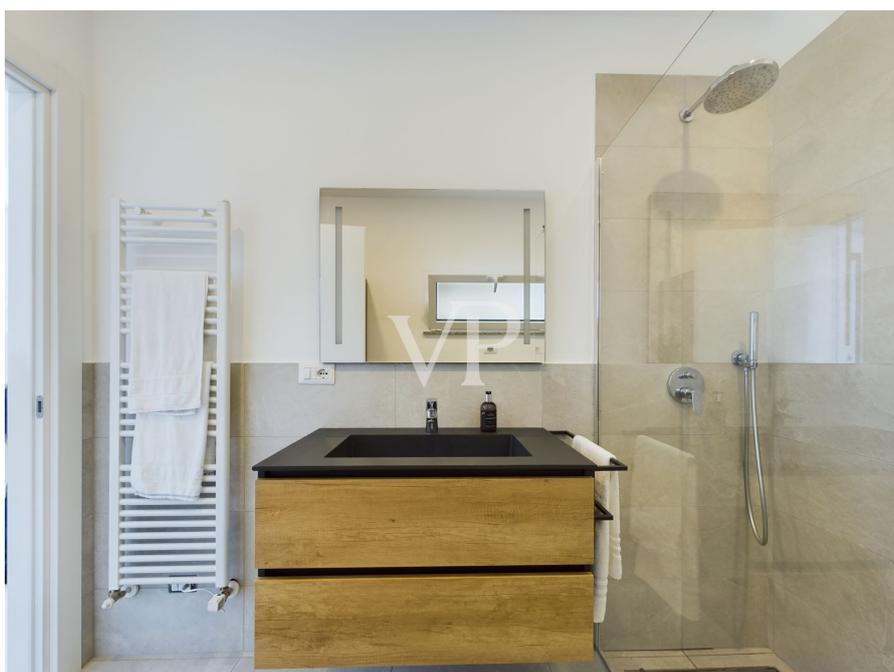
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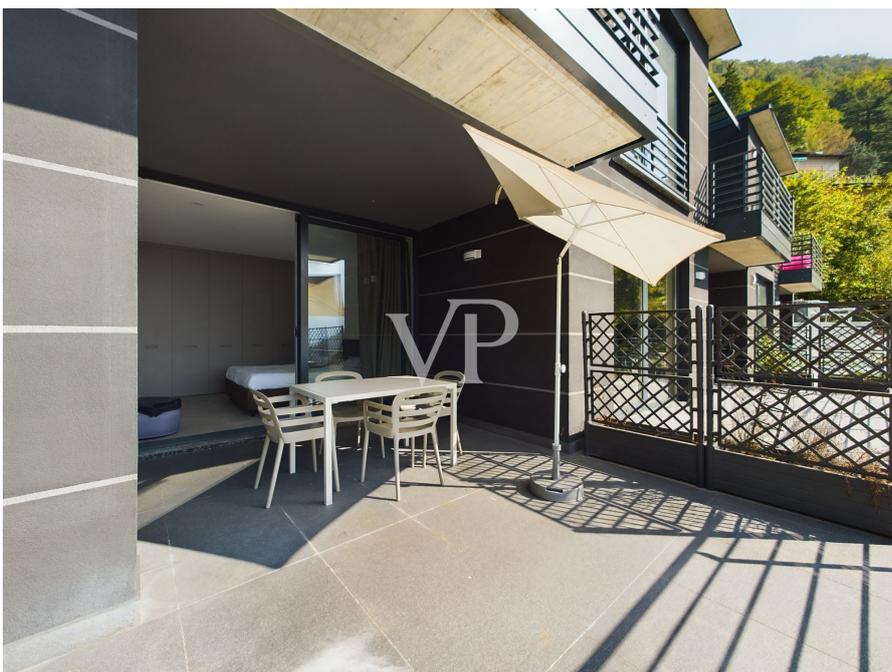
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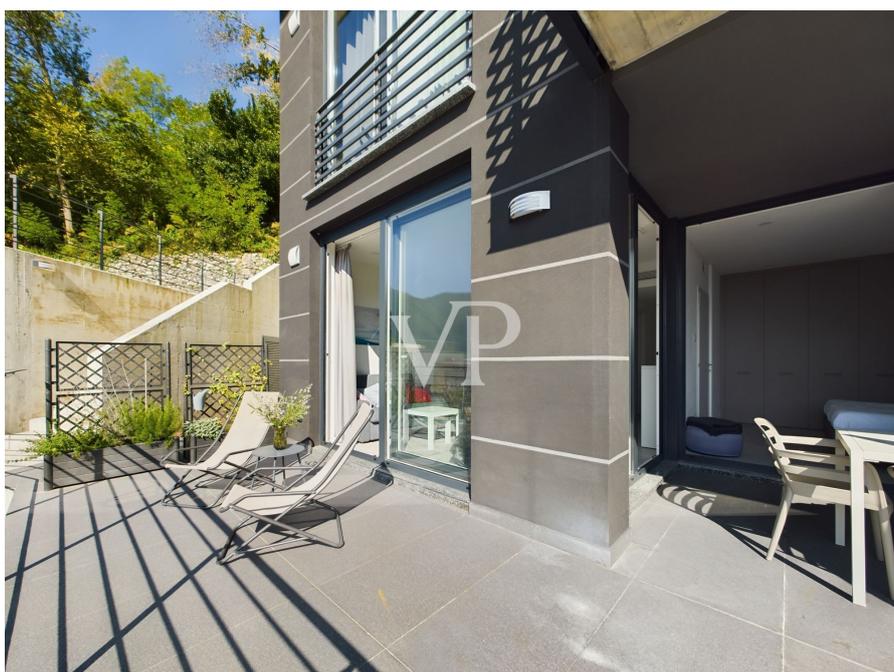
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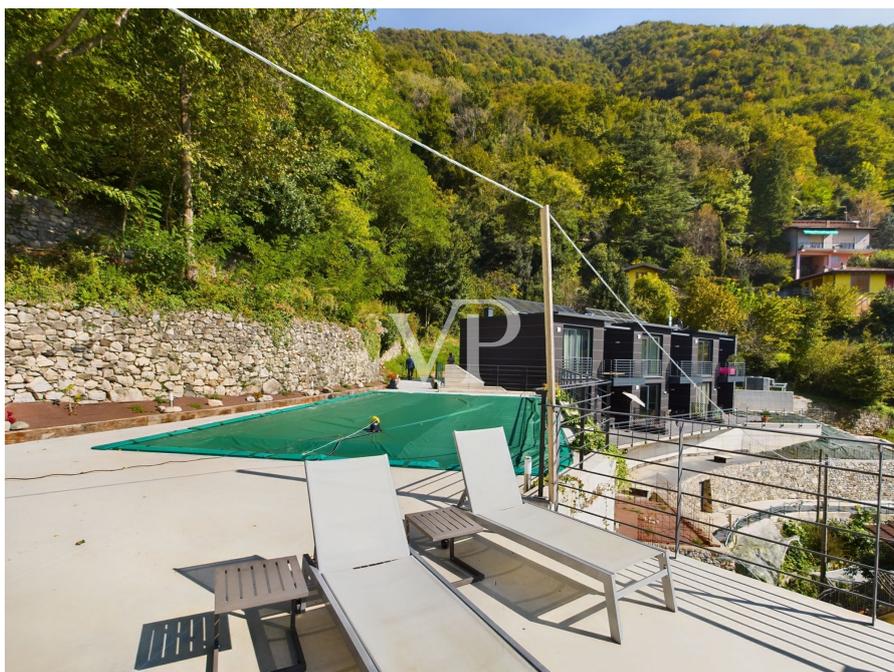
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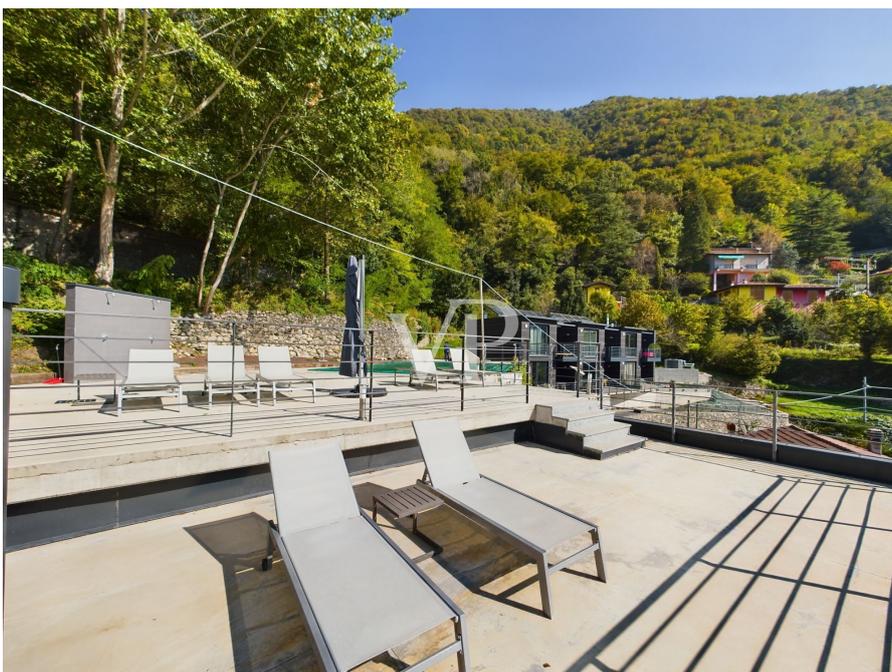
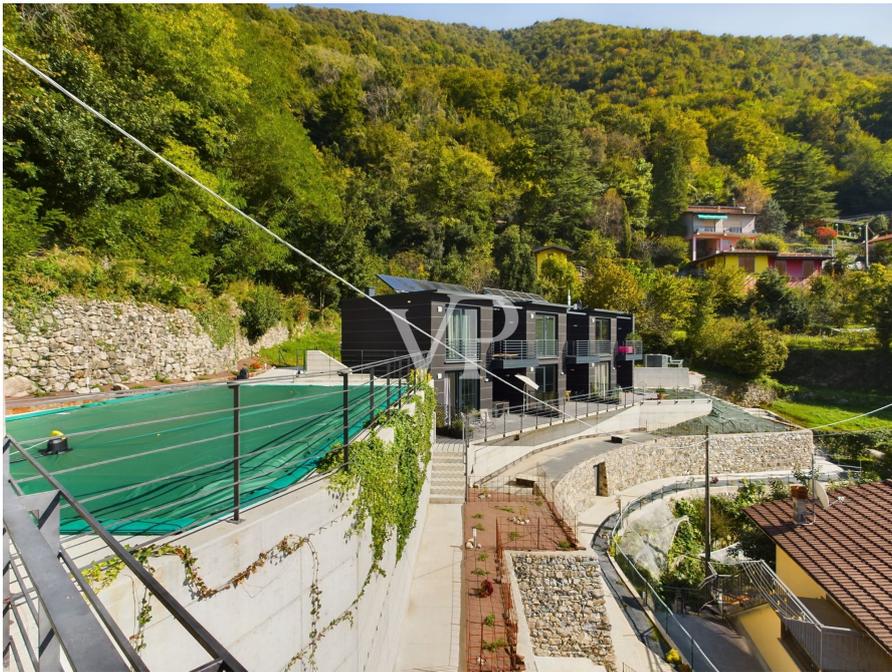
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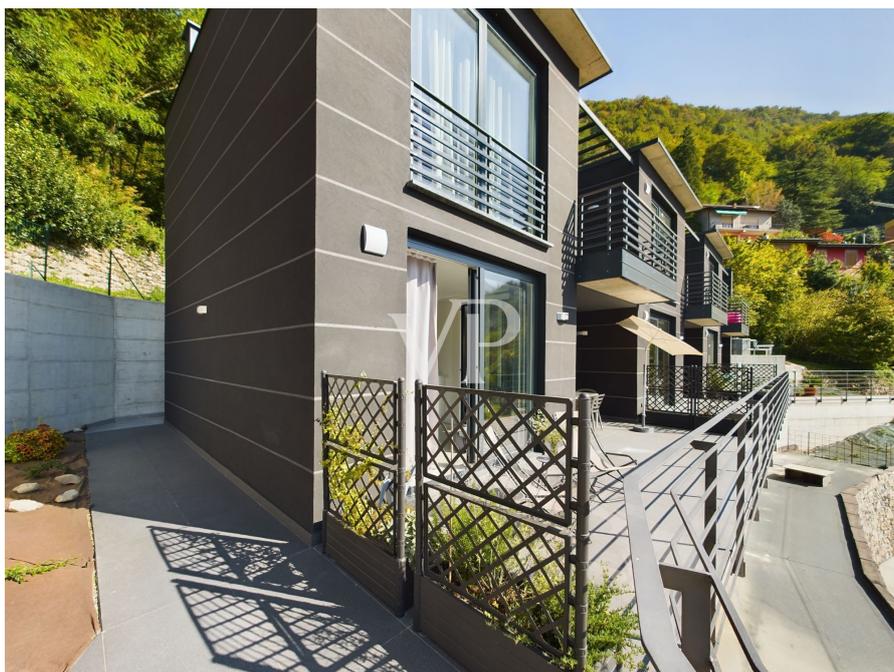
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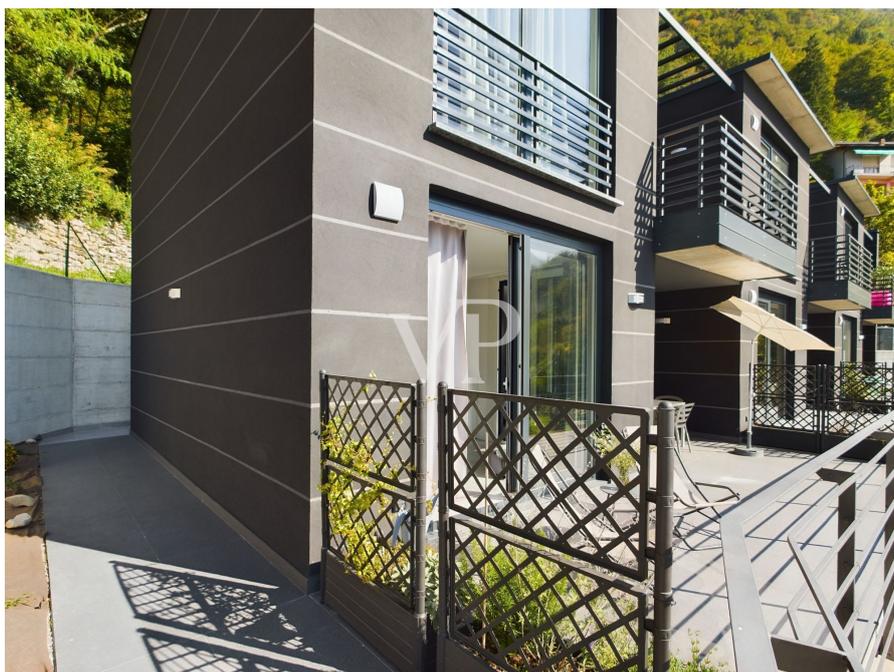
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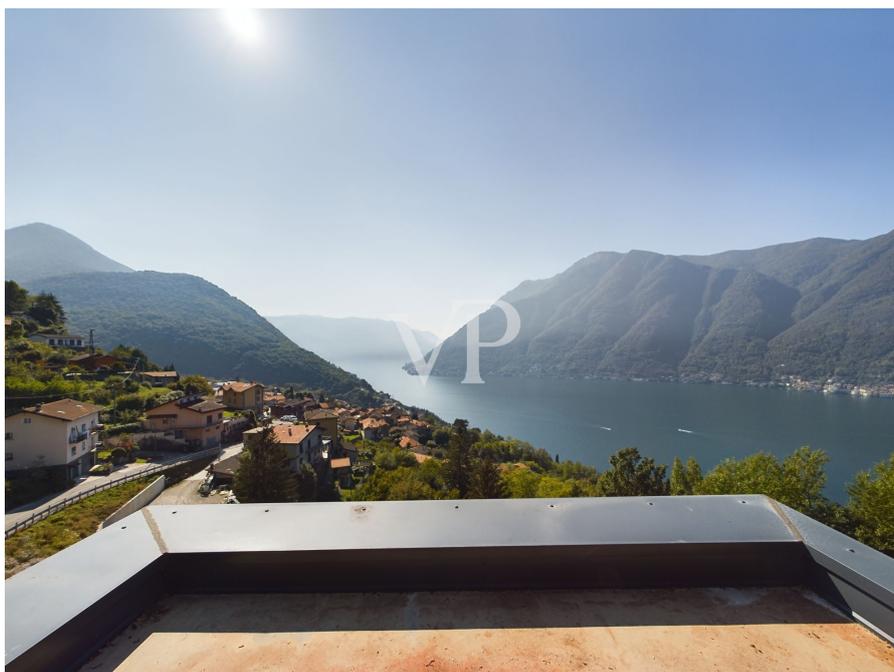
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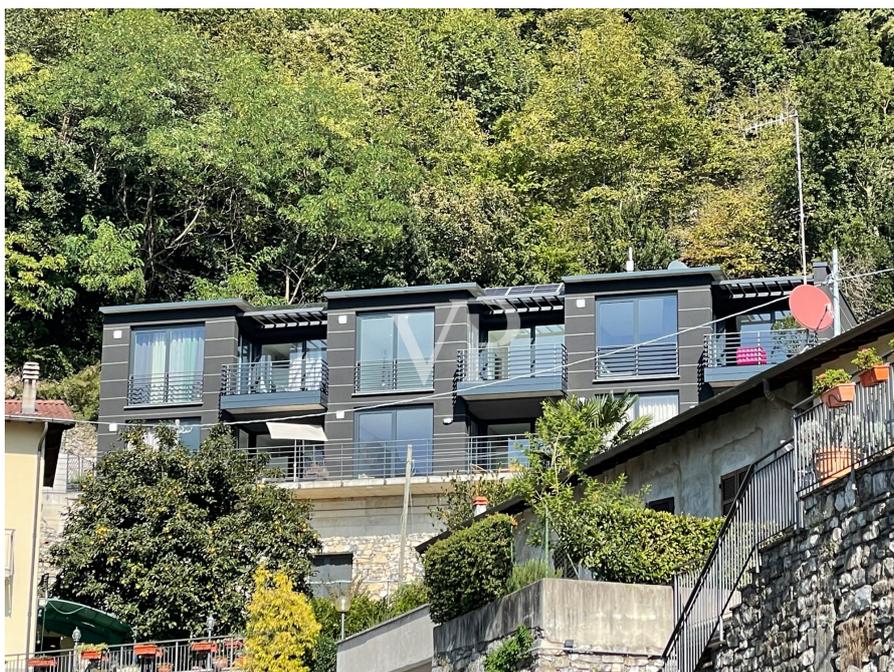
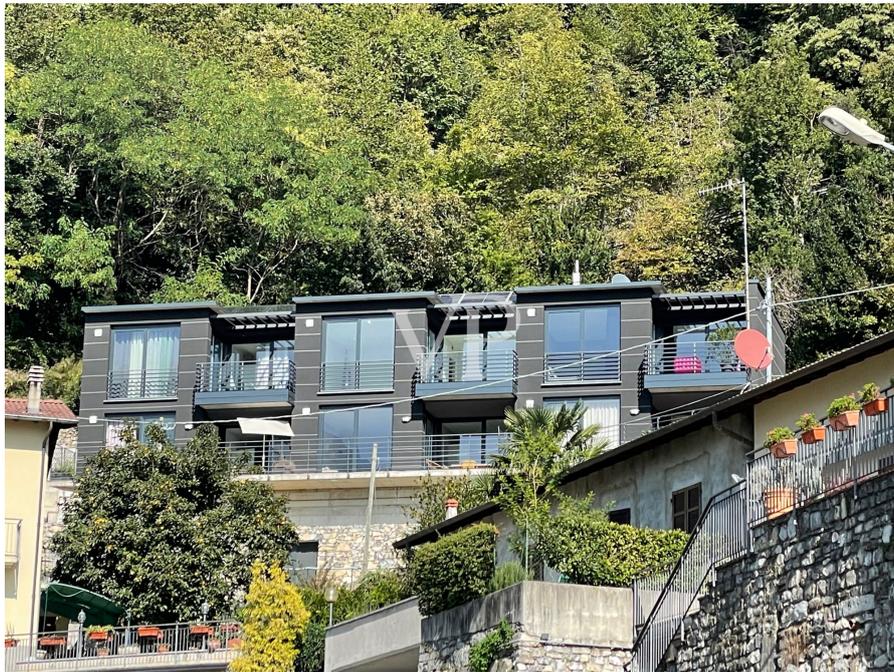
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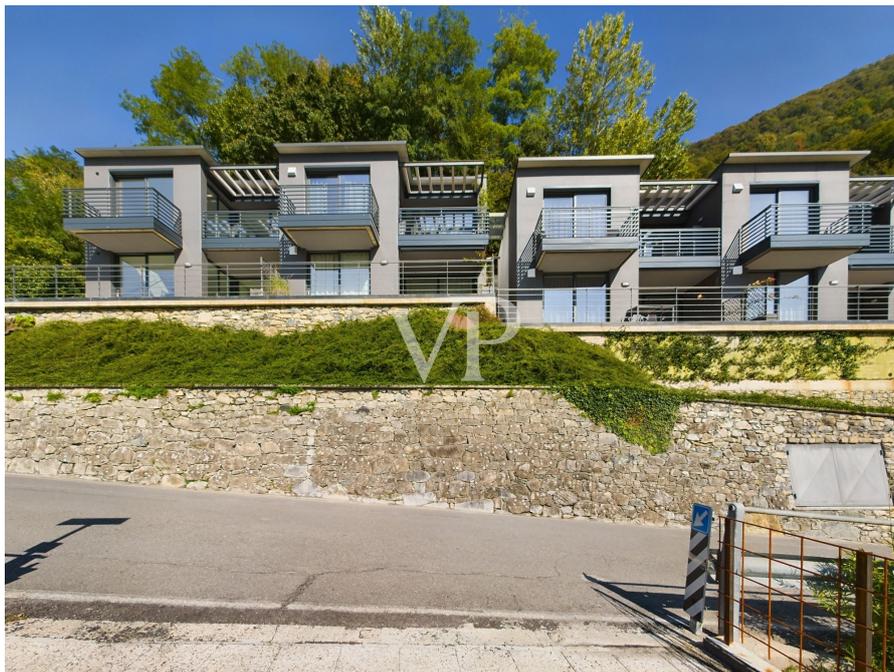
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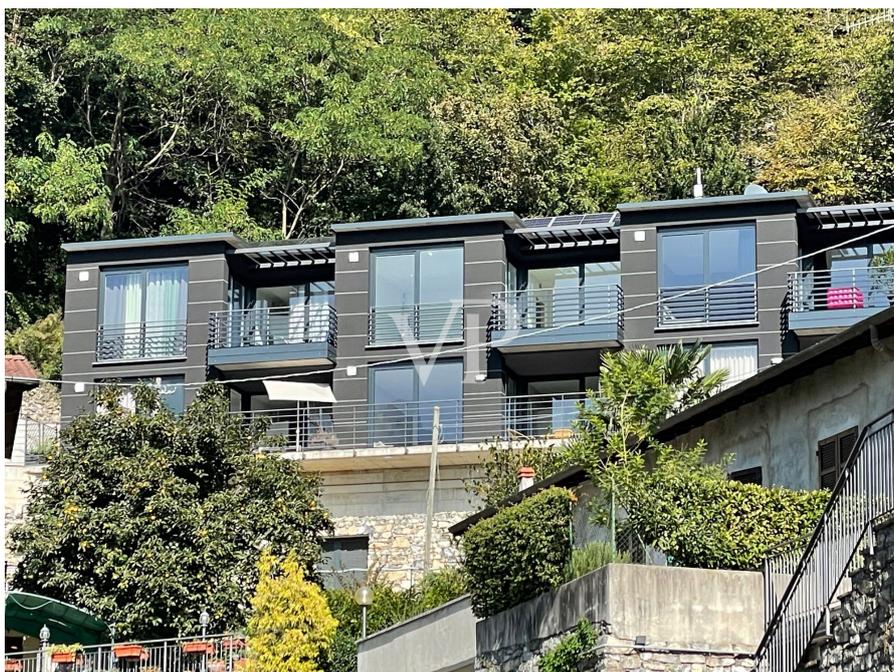
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The property



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The property



Property ID: IT23294823 - 22020 Nesso – Lombardel

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.

Property ID: IT23294823 - 22020 Nesso – Lombardei

A first impression

Gorgeous apartment in exclusive residence under construction, overlooking Lake Como offering unparalleled breathtaking views. The apartment is totally lake-facing, both the bedrooms and the living room. Entering leads to a small hallway, where on the right we find the bathroom, while on the left there is access to the bedroom. Continuing, you reach the living area with a sofa bed and an open kitchen richly equipped with appliances with a peninsula. The apartment has a large terrace accessible from both the bedroom and the living room, thus illuminating the whole apartment. Private parking space about 150 meters away, accessible by several stairs. A magnificent panoramic communal infinity pool and an equipped solarium with stupendous lake views complete the amenities. Low running costs thanks to an efficient plant engineering, such as photovoltaic and solar thermal, allowing to reach an A4 energy class. The apartment is also suitable as a pure investment for bed and breakfast use.

Property ID: IT23294823 - 22020 Nesso – Lombardia

Details of amenities

Energy class A
Heat pump;
Solar panels and photovoltaics;
Cooling system;
Porcelain tile floors;
Armored entrance door;
Aluminum window frames;
Alarm system;
Home automation system;
Satellite TV system;
Large Balcony;
Solarium;
Communal swimming pool;
Parking space;

Property ID: IT23294823 - 22020 Nesso – Lombardia

All about the location

Nesso is a small and picturesque village on the Como shore of Lake Como, consists of about 1,184 inhabitants and is located 300 meters above sea level, reached by the ancient Strada Regia or by boat. Nesso rises exactly on the point of union between the two streams Tud and Nosè, from whose fusion they create the homonymous and famous waterfall that makes this place incredible, namely the Orrido di Nesso. This spectacular natural gorge, born from the deep fracture in the rock, explodes into a waterfall with a drop of over 200 meters that divides the small village into two parts. The lake and the location provide a meeting point and attraction for water sports such as boating, sailing and kitesurfing.

Property ID: IT23294823 - 22020 Nesso – Lombardia

Contact partner

For further information, please contact your contact person:

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