

Nesso – Lombardia

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

Property ID: IT23294823



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

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At a glance

Property ID	IT23294823
Living Space	ca. 49 m²
Available from	According to the arrangement
Floor	1
Rooms	2
Bedrooms	1
Bathrooms	1
Year of construction	2022
Type of parking	1 x Outdoor parking space

Purchase Price	410.000 EUR
Commission	Subject to commission
Total Space	ca. 57 m²
Usable Space	ca. 0 m²
Equipment	Terrace, Swimming pool

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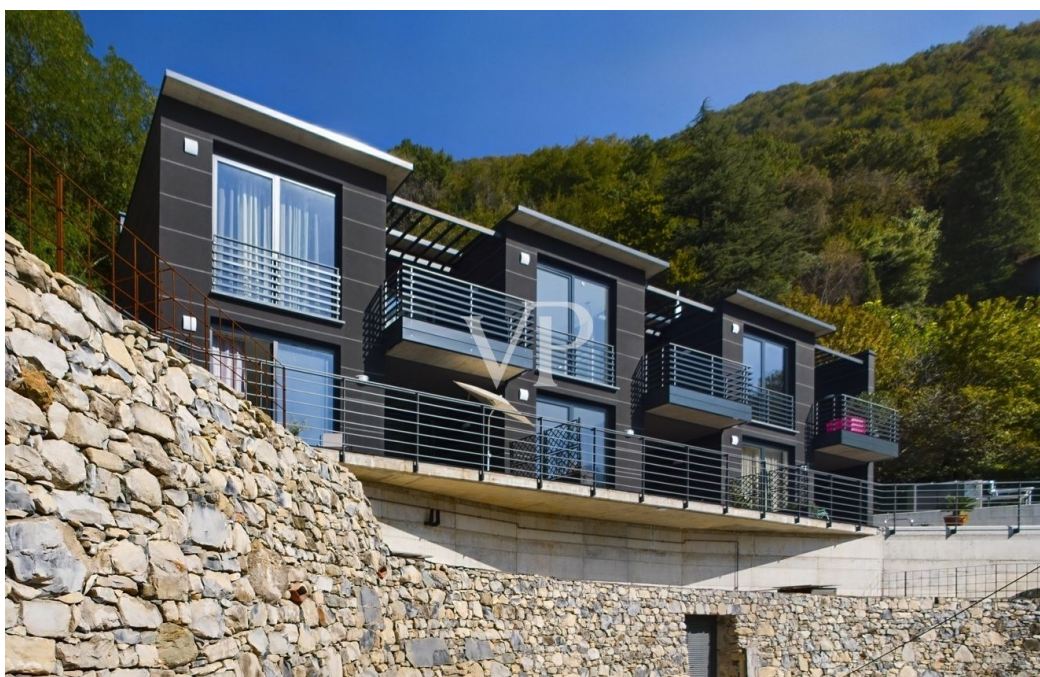
Energy Data

Type of heating	Underfloor heating
Energy Source	Air-to-water heat pump
Energy certificate valid until	23.01.2033
Power Source	Electric

Energy Certificate	Energy demand certificate
Final Energy Demand	38.10 kWh/m²a
Energy efficiency class	A

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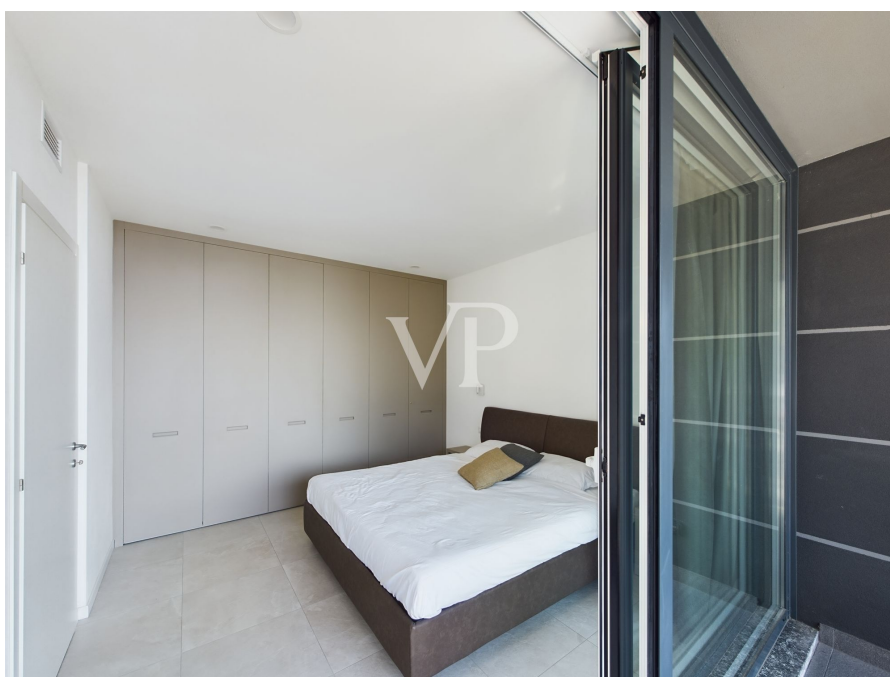
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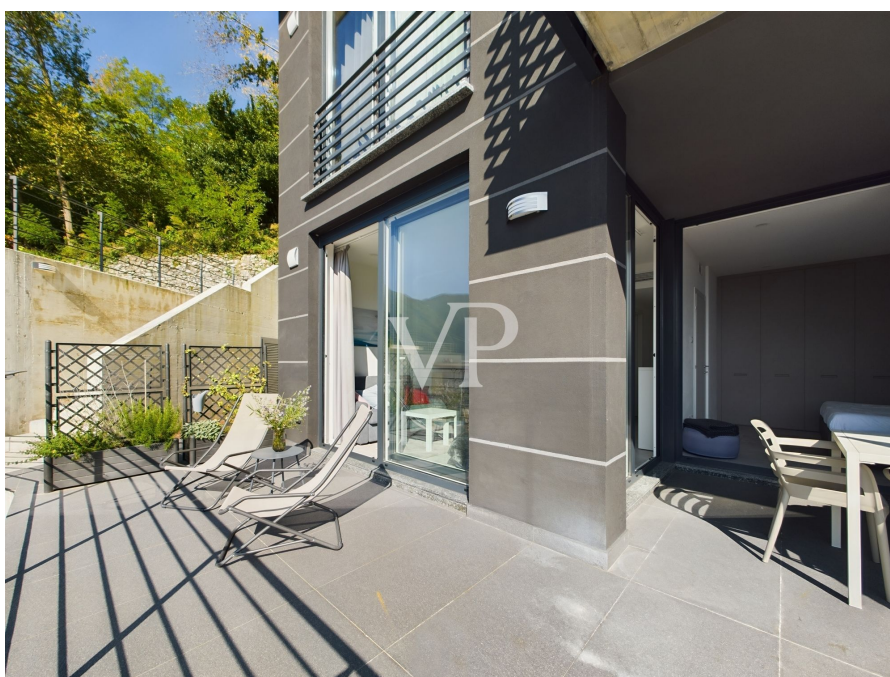
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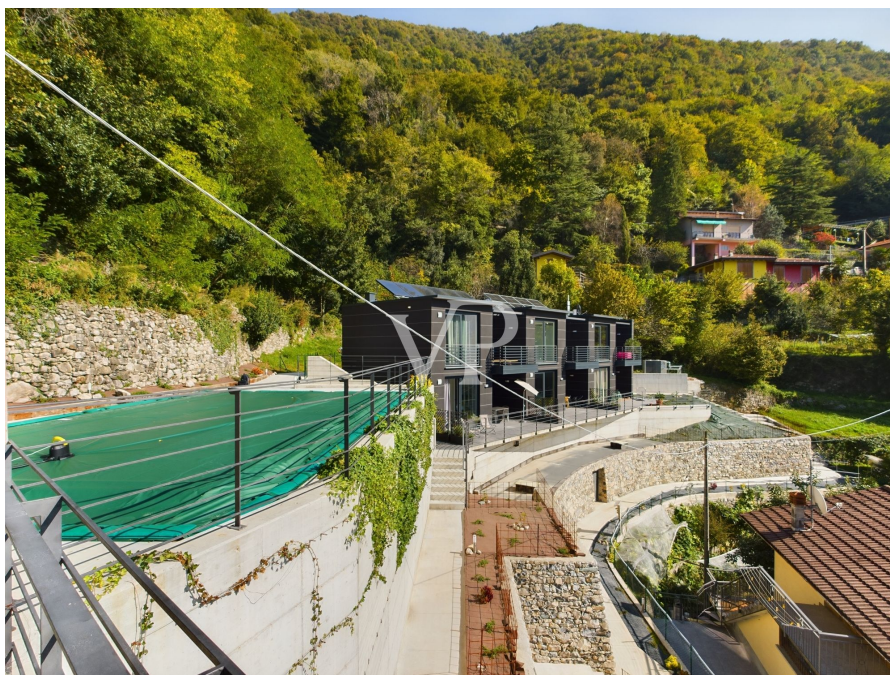
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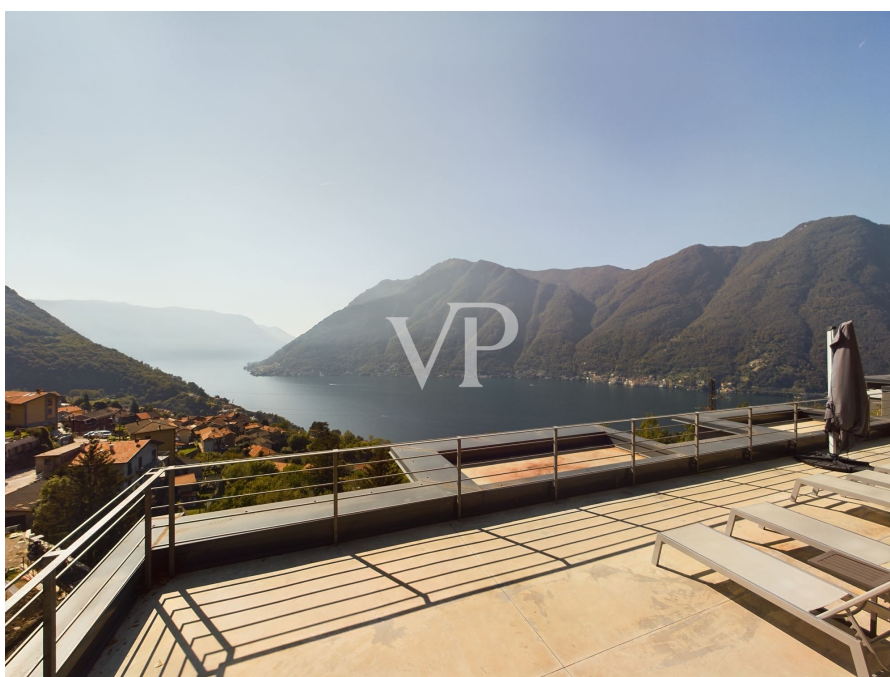
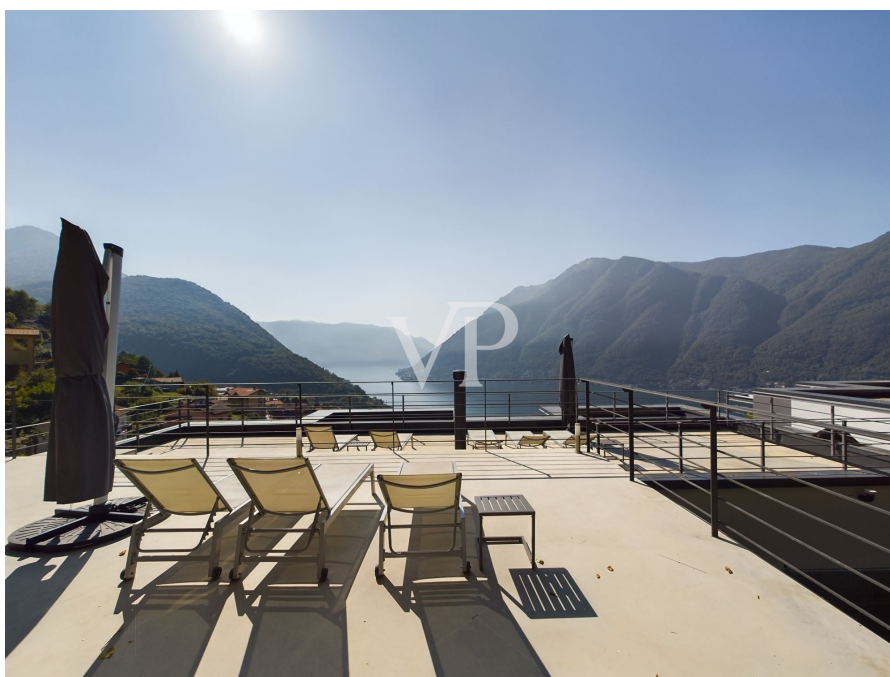
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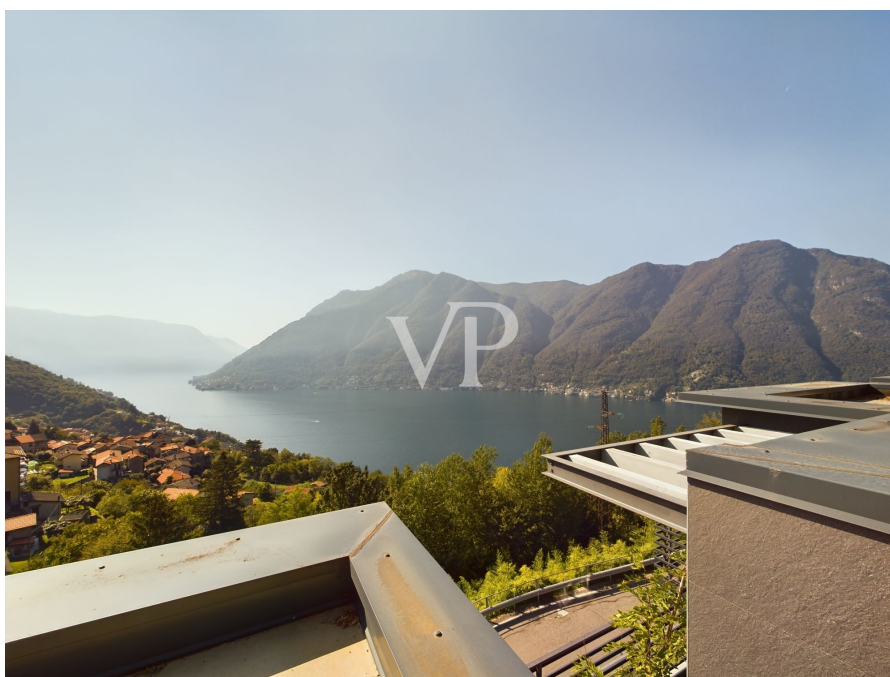
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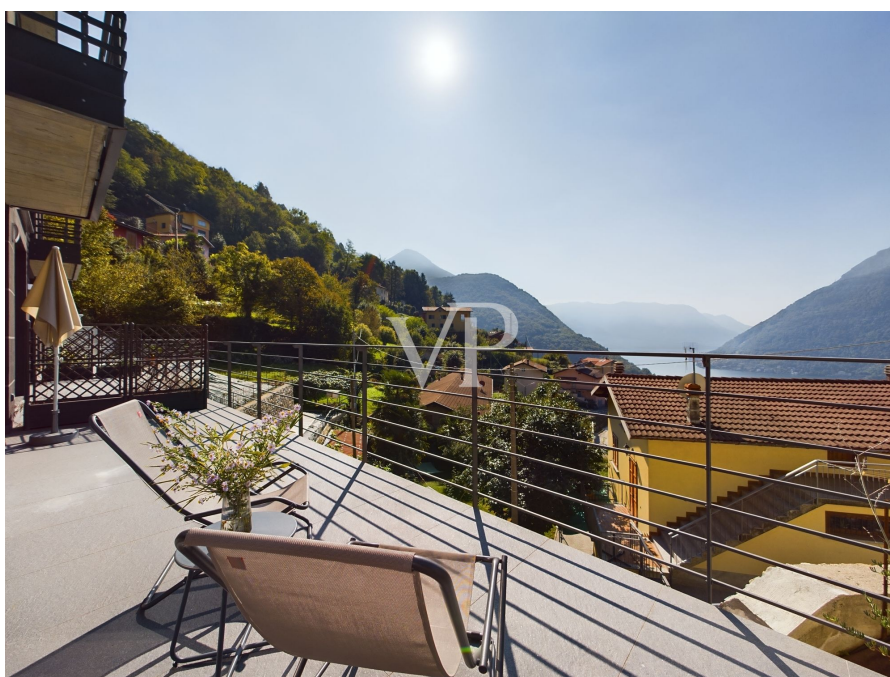
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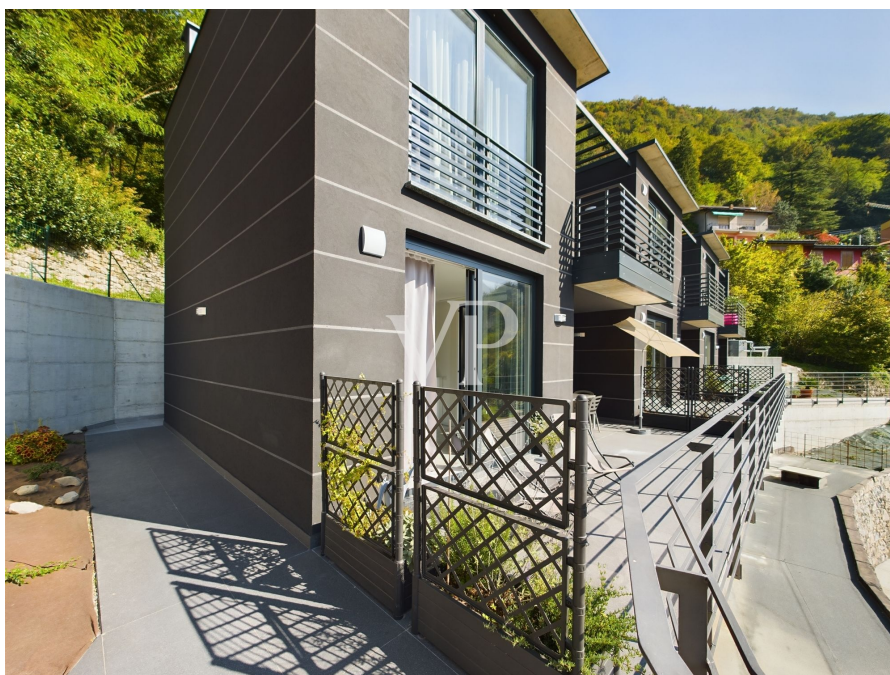
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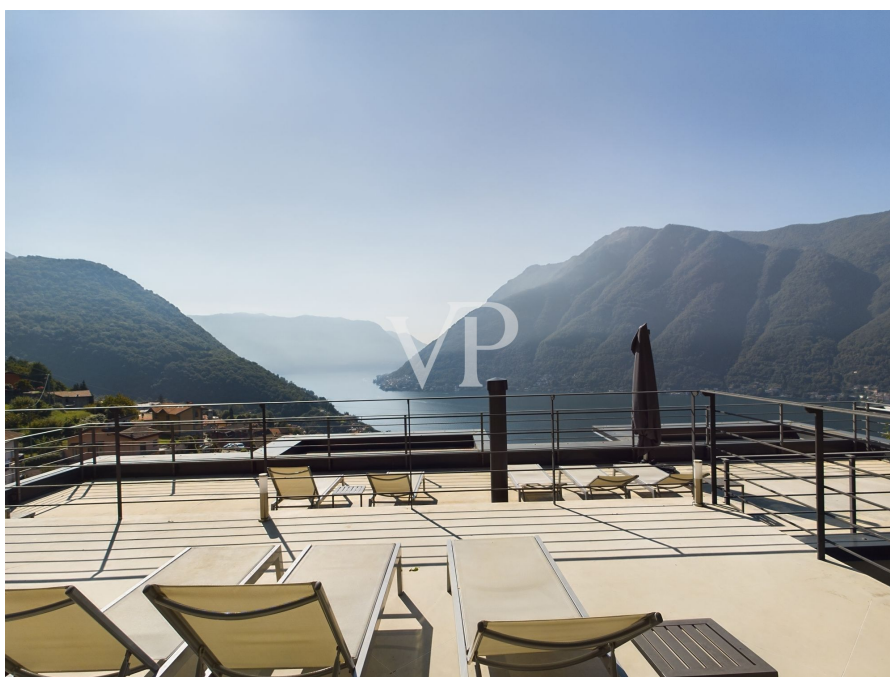
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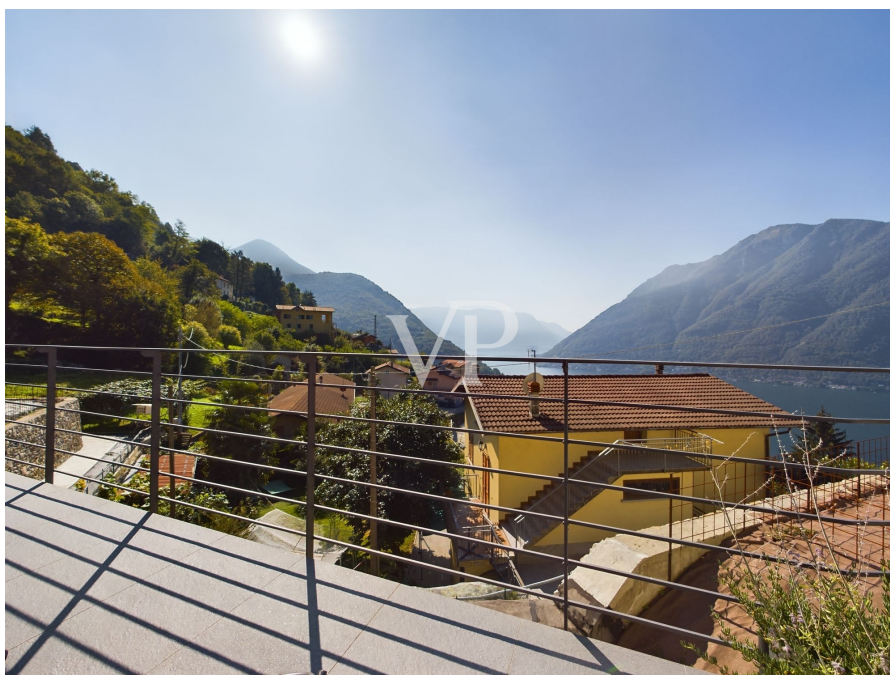
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Floor plans



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.

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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.

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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;

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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.

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Contact partner

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