

## Apartment for Sale in ComoTavernola - Via Silvio Pellico

Sale

Ref. CO235924

PRICE: € 410.000



**85 sq.m | Bathrooms: 1 | Bedrooms: 2 | Rooms: 3**

### Apartment for sale COMO (CO)

Newly built three-room apartment with garden - Como Tavernola area

For sale newly built three-room apartment with garden and parking space, ground floor. In Como Tavernola area, 400 m from the lake and in the immediate vicinity of the suggestive Cernobbio and Como, in a strategic position with the main communication routes and essential services.

The apartment, located in a modern complex of very recent construction consisting of only 4 residential units, has a double exposure and consists of the entrance that opens onto the large living room with open kitchen from which you can access the front garden and a small storage room. The hallway leads to the sleeping area consisting of two large double bedrooms both overlooking the outdoor space of the property and the bathroom with shower.

The solution, currently under construction, is designed to achieve high energy performance, ensuring minimal consumption and significant economic savings thanks to the installation of a photovoltaic system serving the individual units and is inserted in a context that embodies modernity and comfort, with clean lines and a contemporary taste.

The value of the project is even more appreciated as it includes high-caliber details such as the provision of home automation electrical systems as well as the provision for air conditioning, rectified porcelain stoneware floors, triple-glazed aluminum windows, and supplies of the best Italian brands, with particular attention to the details of the common areas.

A private parking space completes the solution.

Condominium fees are kept to a minimum.

**SOGIM COMO**

via Vittorio Emanuele II,26 - Como (CO) - Phone number 031/8123506  
como@sogim.it - <https://www.sogim.net/en>  
VAT 02533900961

The delivery date is scheduled for June 2025.

The house enjoys a unique location that allows you to reach all the attractions and suggestive places that Lake Como has to offer in a very short time.

Contact us for more information and to arrange a viewing.

## Certification

**Energy Class:** A3

## Property Informations

**Address:** Via Silvio Pellico

---> **Totale\_mq\_calpestabili** <---: 85.00

**Bedrooms:** 2

**Bathrooms:** 1

**Rooms:** 3

**State of Preservation:** Excellent

**Level:** Ground Floor

**Total Floor:** 3

**Parking space:** Uncovered Parking

**Lift:** Yes

**Age Construction:** 2024

**Garden:** Private, 50 sq.m

**Kitchen:** Exposed Kitchen

## Features

Tv Antenna

Tv SAT: Shared

Closet

ADSL Coverage

Fastweb Coverage

Air-Conditioned

Telephone System

Wiring: By Law

Sanitary Suspended

Shower

Aluminum Frames

Predisposition for Alarm

Safe-Deposit Box

Shutters

## Nearby

Gyms

wellness centres

Football Fields

Fitness Centers

Tennis Courts

Bike Lanes

Playgrounds

Railway Station

Public Transport

Kindergarten

Elementary Schools

Schools

High Schools

Cafe

Post Offices

Shopping Centers

Municipal Offices



