

Apartment for Sale in ComoCentro - Piazza Roma

Sale

Ref. CO3770

PRICE: € 1.400.000

**226 sq.m | Bathrooms: 3 | Bedrooms: 4 | Rooms: 6****Spacious apartment with independent unit and terrace for sale in Como - CENTER**Large two-unit residence with private terrace in Como

For sale is a spacious first-floor apartment comprising a four-room and a one-bedroom unit connected by a private terrace. In the heart of Como, this exclusive location lies between the historic center and the lake with its charming attractions. Located in a secluded residential area, the property enjoys great privacy while still being close to shops, schools, services, and public transportation.

The property has a total surface area of 226 sq m, with triple exposure (north, east, and south) and a double entrance, ensuring complete autonomy and independence for the two apartments. The four-room apartment, measuring 163 sq m, opens onto a spacious and bright living area with a living room and open-plan Pedini kitchen, served by a balcony that provides an undeniable and pleasant influx of natural light. A hallway leads to the sleeping area, consisting of a first double bedroom with a walk-in closet and balcony, a bathroom with a window and bathtub, and two further double bedrooms, one with an ensuite bathroom and direct access to the private terrace, a rare feature in the city context.

The two-room apartment, with direct access from the terrace, includes a living room with open-plan kitchen, bedroom with balcony, walk-in closet, and bathroom, making it ideal as a self-contained space or as an investment opportunity.

The apartment is in excellent condition and features a security door, double-glazed wooden window frames, a video intercom, an alarm system, and thermostatic heating. Finishes include wood-effect stoneware, ceramic in the bathrooms, and laminate in the bedrooms.

The property is suitable both as a single large residence or as a solution that can be easily divided into two units. A nearby garage of approximately 38 square meters, included in the price, completes the offer.

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

Contact our office for more information and to schedule a visit.

Certification

Energy Class: E

Property Informations

Address: Piazza Roma

Zip Code: 22100

---> Totale_mq_calpestabili <---: 214.00

Bedrooms: 4

Bathrooms: 3

Rooms: 6

State of Preservation: Excellent

Level: 1

Total Floor: 6

Parking space: Uncovered Parking

Current Status: Freed by the rogue

Building Costs: € 495

Balconies: Present

Terrace: Present

Sea Distance: 150 meter

Kitchen: Exposed Kitchen

Box: Double, 42 sq.m

Features

Terrace

Tv Antenna

Closet

ADSL Coverage

Fastweb Coverage

Telephone System

Wiring: By Law

Sanitary Suspended

Shower

Wooden Window Frames

Predisposition for Alarm

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







