

**Apartment for Sale in Como - via Luigi Guanella**

Sale

Ref. CO34094

PRICE: € 395.000

**75 sq.m | Bathrooms: 1 | Bedrooms: 1 | Rooms: 2****Bright and elegant two-room apartment recently renovated in energy class B in Como on Via Guanella**We offer for sale a refined two-room apartment on the third floor with elevator, in the Valduce area.

In one of the city's most sought-after residential areas, just minutes from the historic center, the lake, the train station, and major connections to Switzerland, we offer for sale an elegant, recently renovated apartment on the third floor of a prestigious condominium with elevator access. The area is very well served by restaurants, schools, pharmacies, and hospitals, all within a few minutes' walk.

Elegant apartment, completely renovated and furnished in 2025, energy class B – an eco-friendly home with low environmental impact, equipped with new technologies and Bticino electrical systems, located in an elegant condominium complex with a garden and 24-hour concierge.

The property represents the ideal solution for those seeking a move-in ready home, featuring bright rooms, contemporary finishes, and spaces designed for comfort and functionality.

The entrance leads into a home with a welcoming and refined atmosphere, where every detail has been meticulously renovated. The living area, spacious and bright thanks to generous windows, flows seamlessly into the new open-plan kitchen, custom-built and equipped with an induction hob, washing machine and dishwasher, built-in oven, designer hood, large countertop, and elegant storage

units. Direct access to the balcony expands the sense of space and allows for pleasant outdoor moments. The living room offers an ideal setting for both socializing and relaxing, enhanced by natural light and a pleasant open view of the greenery and the Como hills. The conversation area still features the original marble flooring, which contrasts beautifully with the dark oak-effect porcelain stoneware in the kitchenette. The master bedroom stands out for its particularly generous dimensions, increasingly rare nowadays. In addition to easily accommodating a king-size bed and a spacious wardrobe, it also offers space for a study or smart working area. The bedroom also has direct access to the second balcony, and the entire space is further enhanced by the perfectly preserved herringbone parquet flooring. The fully renovated bathroom features a modern and elegant style and features a whirlpool tub with a glass wall that can also be used as a shower, wall-hung sanitary ware, and a designer vanity unit.

The renovation project covered the entire apartment, enhancing its aesthetics and improving living comfort. State-of-the-art systems ensure maximum comfort year-round, both in the summer with the excellent split air conditioning system and in the winter with the metered heating system. Tax deductions related to the renovation are available. The property will be delivered fully furnished.

The property includes a convenient cellar in the basement and the option to purchase a single garage for €65,000.

## Property Informations

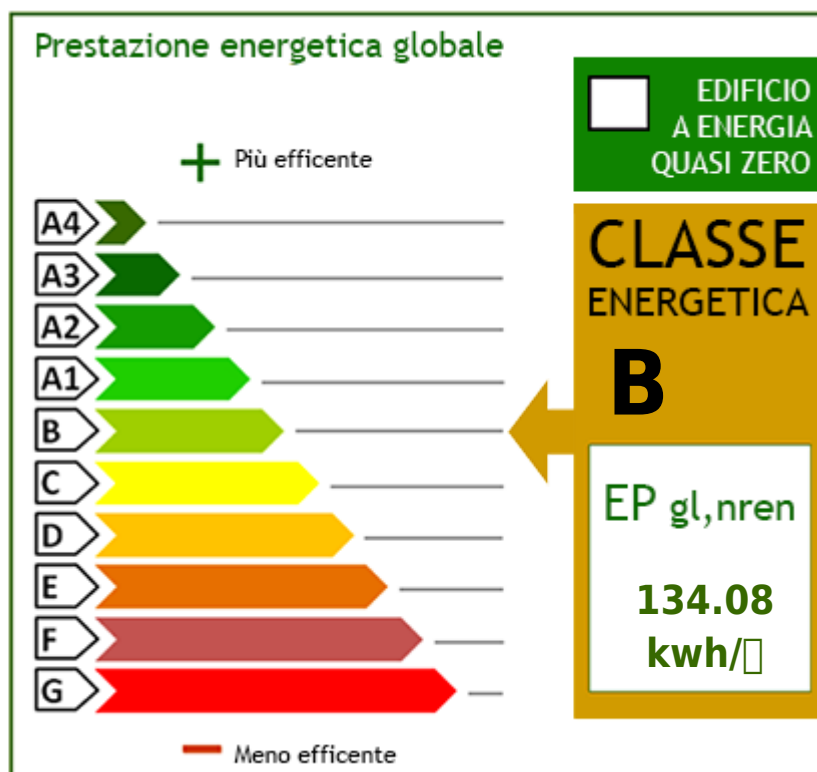
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|-------------------------------------------|------------------------------------------------------|
| <b>Address:</b> via Luigi Guanella        | <b>---&gt; Totale_mq_calpestabili &lt;---:</b> 70.00 |
| <b>Bedrooms:</b> 1                        | <b>Bathrooms:</b> 1                                  |
| <b>Rooms:</b> 2                           | <b>State of Preservation:</b> Restored               |
| <b>Level:</b> 3                           | <b>Total Floor:</b> 6                                |
| <b>Lift:</b> Yes                          | <b>Age Construction:</b> 1970                        |
| <b>Current Status:</b> Freed by the rogue | <b>Building Costs:</b> € 185                         |
| <b>Balconies:</b> Present                 | <b>Garden:</b> Common                                |
| <b>Kitchen:</b> Exposed Kitchen           | <b>Box:</b> Single                                   |

## Features

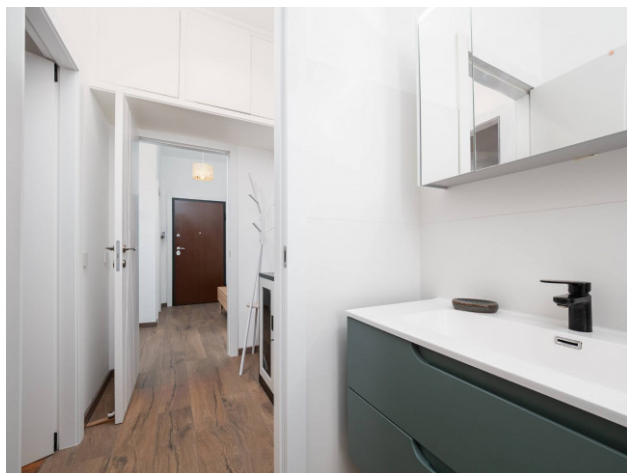
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|--------------------------|------------------|-----------------|
| Tv Antenna               | Tv SAT: Shared   | ADSL Coverage   |
| Cellar: 7 □              | Fastweb Coverage | Air-Conditioned |
| Parquet                  | Telephone System | Wiring: By Law  |
| Sanitary Suspended       | Jacuzzi          | Shower          |
| 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 |                  |                    |                  |









**PIANTA PIANO TERZO**  
H. 3,00 m

