

# Lake View Apartment in Campione d'Italia (03571)



**850 000 €**

-  Floor area **100 m<sup>2</sup>**
-  Number of rooms **3 bedrooms**
-  Furnitures **Partly**
-  To the beach: **m**
-  Location: **Italy, Campione d'Italia**
-  To the airport: **km**
-  To the city centre: **km**

# Options

- ✓ Balcony/ Terrace
- ✓ Swimming pool
- ✓ Private territory

# Description

Luxury four-room apartment in northern Italy with a breathtaking lake view, located in a prestigious residence in Campione d'Italia.

This elegant apartment combines comfort and luxury, providing the perfect space for living or investing in one of the most unique corners of Italy.

## Main features:

- **Total area:** 100 m<sup>2</sup>
- **Number of rooms:** 4 (including three bedrooms)
- **Bathrooms:** 2 (one with bathtub, the other with shower)
- **Kitchen:** Integrated into the spacious living room, with access to a panoramic balcony with a picturesque view of Lake Lugano.
- **Terrace:** Small but cozy, providing additional space for outdoor relaxation.

## Additional amenities:

- **Parking:** Covered parking space on the first level of the building, providing convenience and security.
- **Storage:** Large basement, ideal for storage.
- **Sauna:** Shared sauna, offering an extra level of comfort and relaxation.

## Technical specifications:

- **Heating:** Central heating with radiators, fueled by diesel.
- **Air conditioning:** Independent air conditioning system to maintain a comfortable temperature at any time of year.

Campione d'Italia is a prestigious enclave, known for its unique tax incentives for residents, making it particularly attractive to international citizens and investors. The special status of this region provides improved conditions for investment and residence compared to other regions of Italy.

### **Educational institutions:**

Leading international schools such as the International School of Como and the International School of Lugano are located nearby. These schools provide high-quality education in English, making them an ideal choice for families with children, providing a high standard of teaching and a wide range of extracurricular activities.

### **Ideal for:**

- **Nature and privacy** lovers who want to enjoy the tranquility and beauty of Lake Lugano.
- **Those looking** for a luxurious and comfortable home with easy access to city amenities.
- **Investors interested** in purchasing a property in a unique and prestigious location.

This apartment in Campione d'Italia is an excellent opportunity for those who value quality of life, comfort and a profitable investment.

**Information updated: 29.08.2024**

## **Photo gallery**





