



RE/MAX  
COLLECTION  
AQUADULZA

## The RE/MAX Collection Aquadulza

AGENCY — COMO

MARIANO COMENSE — LOMBARDIA

Elegant single villa  
with garden and  
swimming pool

€ 690.000

PRICE

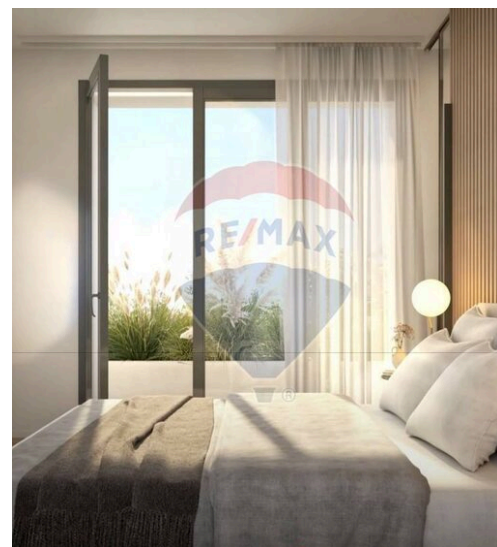
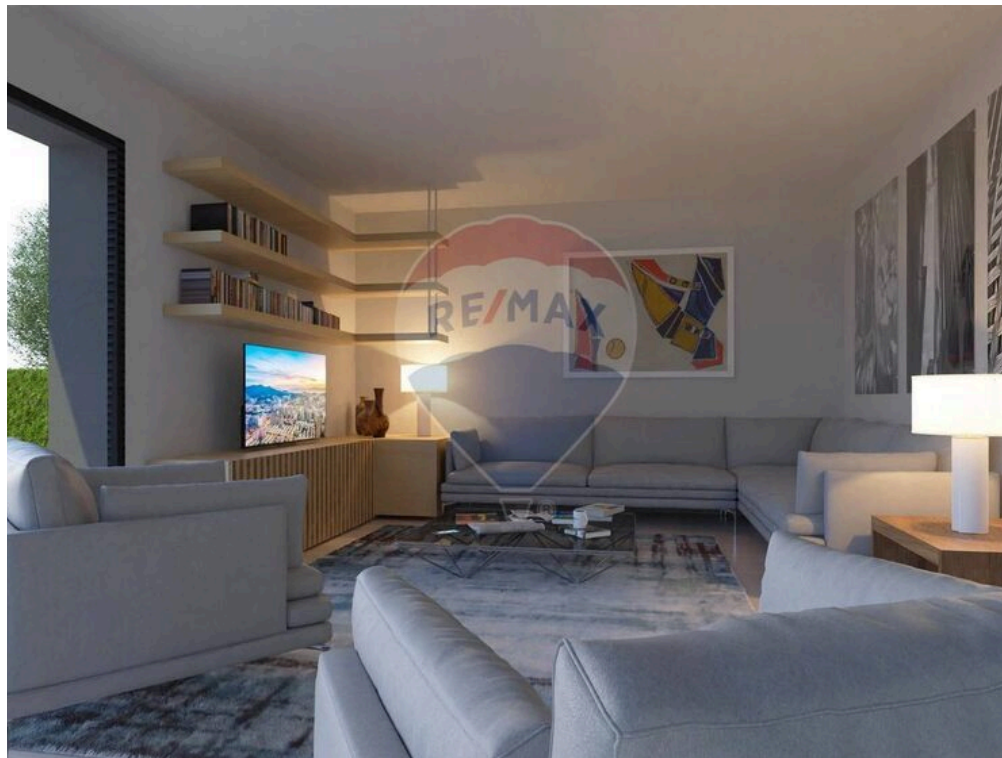
256 m<sup>2</sup>

SQUARE METRES

0

ROOMS

# The Spaces





## DESCRIPTION


# Elegant single villa with garden and swimming pool


In an exclusive residential context, we offer for sale a refined newly built single villa, designed to offer the maximum of modern comfort, with spacious, bright rooms and a perfect balance between aesthetics and functionality. Distributed on two levels, the villa welcomes on the ground floor an elegant living room characterized by large windows that give natural light and a direct connection with the private garden, creating a harmonious continuity between inside and outside. The kitchen, in an open space solution, integrates with the living room in a warm and convivial environment. Also on the ground floor are a bedroom, a well-finished bathroom and an internally connected double garage. The garden, large and well exposed, offers the possibility of creating a swimming pool, ideal for moments of relaxation and entertainment. On the upper floor is the sleeping area, consisting of two bedrooms one

of which has direct access to a large terrace, two bathrooms, storage room and a hobby corner that can be used as a study, relaxation area or games. It is also possible to create a fourth bedroom, thanks to the flexibility of the spaces. The house is equipped with energy class A4, the highest energy class, with a 7.20 kW photovoltaic system that ensures high efficiency and energy savings. The specifications are of high quality, with first-rate materials and modern finishes, fully customizable according to the customer's needs, to make each room unique and tailor-made. The villa stands out for its modern design, high quality finishes and attention to energy efficiency, offering a comfortable, elegant and perfectly inserted home in an exclusive residential context. An ideal solution for those seeking independence, contemporary design, technology and comfort in a quiet and well-connected setting.

 **256 m<sup>2</sup>**  
AREA

 **0**  
ROOMS

 **3**  
BATHROOMS

 **€ 690.000**  
PRICE

## FEATURES



LUXURIOUS  
FINISHES



GARDEN



INDEPENDENT



NEW  
BUILDING



SWIMMING  
POOL



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## CONTACTS

### Book a visit

Contact us for more information  
or to schedule a viewing.



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