

FOR SALE



PATIO

## Patio Real Estate di Ungari Luca

AGENCY — COMO

NESSO — LOMBARDIA

# New Residence with Panoramic Terrace and Private Garden

€ 930.000

PRICE

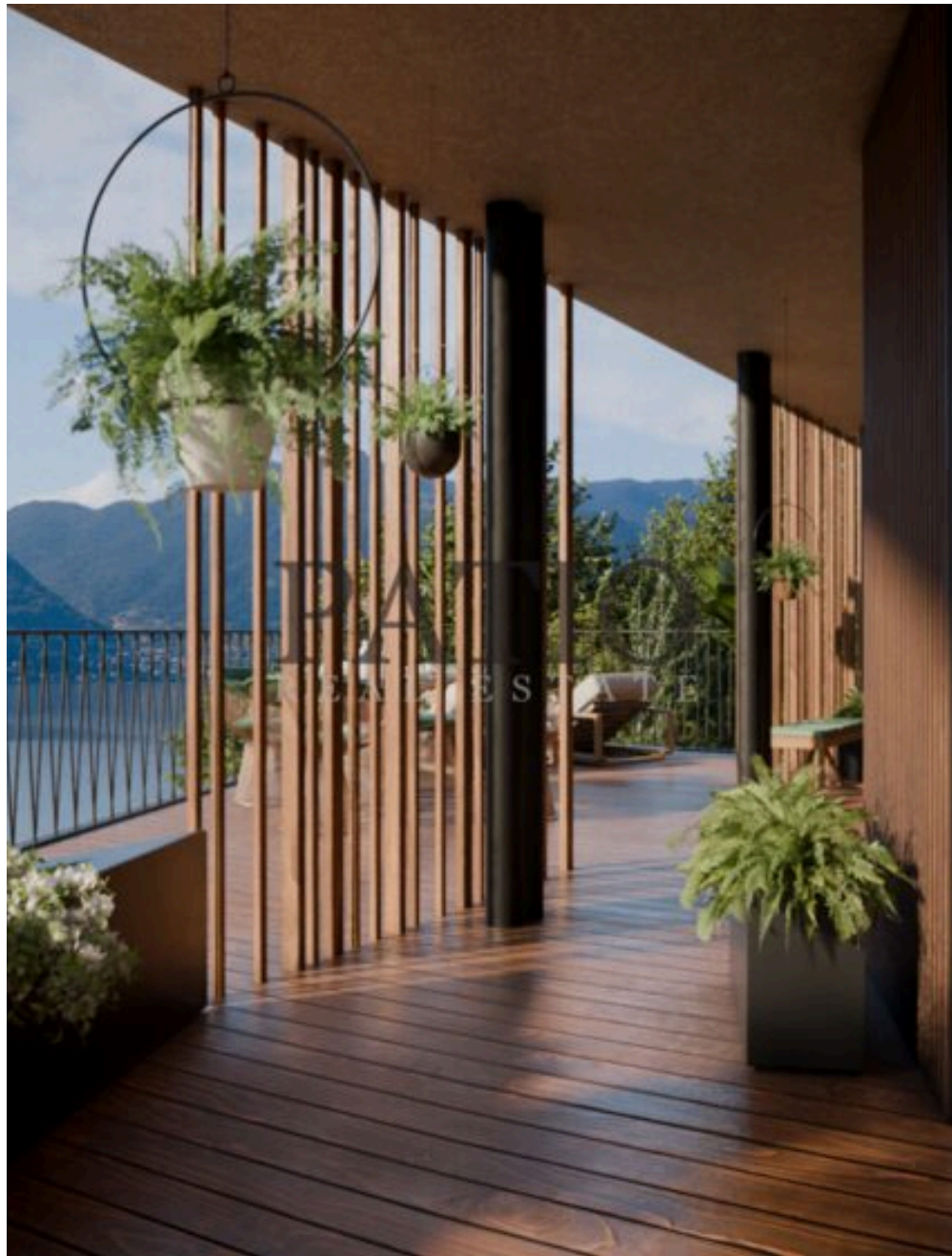
147 m<sup>2</sup>

SQUARE METRES

3

ROOMS

# The Spaces





## DESCRIPTION


# New Residence with Panoramic Terrace and Private Garden


In the heart of the eastern shore of Lake Como, the picturesque village of Nesso is home to Lumina 32, an exclusive residential project that interprets lakeside living in a contemporary way, between elegant architecture, comfort and nature. The complex comprises six independent housing units, including a villa and five designer apartments, designed to offer privacy, light and valuable outdoor spaces. Residence 1, located on the second floor, is a refined three-bedroom apartment of about 105 m<sup>2</sup> accessible either by elevator with private landing or by pedestrian entrance from the garden. The outdoor spaces, the strong point of the dwelling, include 33 m<sup>2</sup> of covered loggia, a 62 m<sup>2</sup> panoramic terrace and a 35 m<sup>2</sup> private garden, perfectly integrated with the indoor areas to experience the landscape in every season. The spacious and bright living area welcomes the open kitchen and opens onto the lakefront loggia, creating a fluid continuity between indoors and outdoors. The sleeping area includes a master bedroom with ensuite bathroom, a second bedroom, an additional

bathroom and a functional hallway. The property is completed by a generously sized ancillary room, ideal as a study, laundry room or hobby room. All residences in the complex boast large panoramic windows, high quality finishes and private outdoor spaces overlooking the lake, designed to maximize light and comfort. The construction will be built according to advanced technological and energy standards, with state-of-the-art systems and high-level acoustic and thermal insulation. Parking spaces are located in the common garage on the street level, available at the price of € 65,000 each and arranged for electric charging. Halfway between Como and Bellagio, Lumina 32 is the ideal choice for those looking for an elegant lake-view dwelling, immersed in tranquility and easily accessible, where discreet luxury meets the authentic beauty of Lake Como. Discover the website dedicated to the project [lumina32.com](http://lumina32.com) and visit the virtual tour. More information in the office, at 031.3868451 - WhatsApp 329.8137331 or via email at [info@patiorealestate.com](mailto:info@patiorealestate.com)

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

 **3**  
ROOMS

 **2**  
BATHROOMS

 **€ 930.000**  
PRICE

## FEATURES



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Luca

## CONTACTS

### Book a visit

Contact us for more information  
or to schedule a viewing.

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