



## Luxury property Luxurious Modern newly built apartment- wonderful lake view -

### Verbania

Luxurious newly built apartment. Beautiful lake view. Terrace. Garage. Home automation. Modern. Exclusive finishes. Elevator. Residential and quiet area.

Code	A40.1	City	Verbania
Asking price	760000	Contract type	Sale
Property Type	Luxury property	Living area sq.m.	160
Nbr of rooms	6	Ground sq.m.	
Energy efficiency class	A4	Energy index	

Verbania - In a modern building of only three units, located in an exclusive residential area with beautiful lake views and the Borromean Islands, we propose a luxurious and bright apartment on the first floor with elevator. The apartment A1 of about 154 square meters has large windows, exclusive finishes and modern facilities equipped with home automation. The entrance opens onto the large living area of about 70 square meters, with access to the beautiful and spacious balcony of about 23 square meters, from which you can admire the splendor of the lake, part of the living room is characterized by a modern loft. The kitchen is open, the two bedrooms both have access to a terrace, the two bathrooms are spacious and functional, one has a shower and the other has a bathtub, the utility room has a predisposition for laundry. This apartment has two entrances and can be divided into two separate units, resulting in an independent loft apartment with terrace and parking space. The apartment has been built exclusively with high quality materials: the windows are made of wood and aluminum and light-colored inside, armored entrance door, the large windows are sliding, equipped with aluminum sunshades to motorized packaging. The choice of flooring, interior doors and sanitary fixtures are up to the customer's choice. The electrical system is integrated with home automation, blinds automation, video intercom, TV system, satellite and telephone. Predisposition of alarm system. Photovoltaic system with solar panels. Heating / cooling system with controlled mechanical ventilation, radiant floor heating system. Energy class A4. On the ground floor we have an entrance hall with lift, boiler room, cellar, garage and an



DAL 1980 LA PROFESSIONALITÀ AL SERVIZIO DELLA CASA

ice is to be considered plus statutory VATVerbaniaRich in botanical gardens Verbania is the largest urban centre overlooking Lake Maggiore. The town of the mountains, and offers opportunities for excursions on the lake and and in the Val Grande National Park, on Monte Rosa and in the Ossola e ideal destination for those seeking to combine the relaxation of the armory of the landscape.The old pedestrian area is full of shops, bars and restaurants that given up the old town, in every season. Pallanza stands out for its elegance, wonderful

historic buildings, beautiful lakeside promenade sunny all year round and for its relaxing tranquility. Verbania is equipped with all the infrastructure and well served by means of transport.