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Villa for Sell in Arona

📍 Via Roma, Novara, NO

1.250.000€



Contact info



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Description

Modern Luxury Villa with Smart Home Technology and Solar Energy for Sale in Arona, Lake Maggiore

Located in one of the most sought-after areas of Arona, just a short walk from the shores of Lake Maggiore and perfectly connected to all main amenities, this newly built detached villa represents a refined expression of contemporary living.

The setting offers a rare balance between privacy and convenience: the tranquillity of a residential environment is complemented by immediate proximity to the lakefront, the town centre, and the main connections to Milan and Switzerland.

Completed in mid-2022, the property is the result of a modern architectural project based on innovative steel-frame construction and dry-building systems, with a strong focus on energy efficiency, living comfort, and long-term durability.

The villa extends over a plot of approximately 600 sqm, with a total surface area of around 320 sqm arranged across three levels, ensuring a clear and functional separation between living, sleeping, and service areas.

The first floor hosts the main living area, bright and well-proportioned, featuring a living room, dining area, and kitchen in a cohesive layout. A hallway leads to the sleeping quarters, composed of two generously sized bedrooms and a bathroom.

The attic level accommodates a third bedroom, additional utility spaces, and storage rooms, as well as direct access to a 40 sqm terrace, enhancing privacy and outdoor livability.

The ground floor includes a spacious tavern, technical rooms, and a private garage.

The outdoor spaces are thoughtfully designed, combining landscaped greenery, ornamental plants, and a low-maintenance vegetable garden. The entire property is fully enclosed and benefits from both pedestrian and vehicular independent access.

From a technical standpoint, the villa is classified Energy Class A4 and reflects a forward-thinking approach to sustainable living: heat pump system, photovoltaic panels with storage batteries, mechanical ventilation system, underfloor heating across all levels, and integrated home automation. An anti-mosquito system is also installed, along with pre-arrangement for gas connection.

A residence that embodies a contemporary interpretation of independent living: efficient, technologically advanced, and designed to optimise running costs without compromising on build quality or comfort.

An ideal solution for discerning clients seeking either a primary residence or a refined second home on Lake Maggiore, within a discreet, modern, and highly functional setting where architecture, technology, and quality of life converge in a single residential vision.

Details

 Property ID: CBI112-2916-301500	 Surface: 320.00 m²
 Rooms: 4	 Garden: Privato, 300 sqm
 Bathrooms: 2	 Energy Class: A4 EP glnr: 43.09 kwh/m²
 Bedrooms: 3	

Property Features

 Floor: Multi-story	 Conservation status: Renovated
 Surface: 320.00 m²	 Rooms: 4
 Bedrooms: 3	 Bathrooms: 2
 Kitchen: Habitable	 Balconies: Presente
 Shower: Yes	 Garage: Single
 Garden: Private, 300 sqm	 Parquet : Yes

Nearby



Gyms



Beauty centres



Soccer fields



Sport centres



Tennis courts



Cycle paths



Playgrounds



Rail station



Public transports



Nursery school



Primary schools



Secondary schools



High school



Bar



Post offices



Shopping centres



Municipal office

Images





