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Penthouse for Sell in Appiano Gentile

📍 via Mazzini, Como, 22070 (CO)

295.000€



Contact info



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Description

Two Potential Residential Units with Panoramic Terraces and Heated Swimming Pool – Appiano Gentile

Located in the centre of Appiano Gentile, on the top floor of an elegant residential building, this property presents an interesting opportunity: a 191 sqm penthouse with the potential to be divided into two independent residential units of approximately 95.5 sqm each. The existing layout and separate utility systems offer the basis for exploring an independent configuration for each residence. Under a proposed subdivision, the property could accommodate two separate homes, each with approximately 95.5 sqm of internal living space and a portion of the expansive 220 sqm panoramic terrace, entirely finished in solid teak. The final allocation of indoor and outdoor areas would be determined by the technical design. The existing terrace features a heated swimming pool with a counter-current swimming system and offers far-reaching panoramic views extending from Monte Rosa to the Resegone, taking in the Milan skyline and, on particularly clear days, the Ligurian Apennines. The property's four-sided exposure ensures abundant natural light throughout the day, while high-quality finishes and its privileged top-floor position contribute to its distinctive character. Two lifts provide direct access to the floor, with entrances from both stairwells of the building. The central location allows residents to reach essential services, shops and everyday amenities on foot. Appiano Gentile also enjoys a strategic position between Como, Varese and the Swiss border, close to Golf Club Monticello and with convenient connections to Milan and Milan Malpensa International Airport.

Garages and Ancillary Spaces

The advertised price refers to the penthouse only. Garages are available for separate purchase, allowing buyers to select the spaces best suited to their needs: €30,000 for each double garage and €25,000 for each single garage, including a cellar. There is no obligation to purchase all available garages. An appealing opportunity for those seeking a more manageable prestigious residence, for two families wishing to live in the same building, or for investors considering the potential to create two independent residential units.

Details



Property ID: CBI112-2916-301606



Surface: 108.00 m²



Rooms: 3



Bathrooms: 2



Energy Class: D EP glnr: 171.48 kwh/m²



Bedrooms: 2

Property Features



Floor: 3



Conservation status: **Excellent**



Current condition: **Free upon deed**



Surface: 108.00 m²



Rooms: 3



Bedrooms: 2



Bathrooms: 2



Kitchen: **Habitable**



Position: **Central**



Elevator: 1



Balconies: **Presente**



Shower: **Yes**



Garage: **Quadruple**



Fireplace: **Yes**



Swimming pool: **Yes**



Terrace: **Present**



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







