Coldwell Banker Gruppo Bodini
Via Passione, 7 - 20122 Milano
Phone number +39 0289776541

Villa for Sale in Besozzo
€ 2.750.000
Ref. CBI112-2916-301495



252 sq.m | Bathrooms: 3 | Bedrooms: 3 | Rooms: 4

Luxury Contemporary Villa with Pool and Panoramic Lake Maggiore Views for Sale in Besozzo – New Build 2024

Set on the panoramic hillside of Cardana di Besozzo, just minutes from the town center and key transport links to Lake Maggiore and the Varese area, this prestigious contemporary villa with swimming pool, completed in 2024, is now offered for sale.

The property enjoys a dominant and private position within an exclusive residential setting, offering open views over the surrounding landscape and Lake Maggiore.

Designed by a team of local architects, the villa embodies a refined balance between modern architecture, functionality, and material innovation. A defining feature of the project is the extensive use of Dekton, an ultra-compact, cutting-edge material applied throughout both interiors and exteriors, including flooring, wall cladding, ventilated façade, and bespoke bathroom elements. Its exceptional durability, resistance, and sophisticated aesthetic ensure long-lasting performance and timeless elegance.

The villa is arranged over a single level, with a total surface area of approximately 250 sqm, offering well-proportioned and thoughtfully designed living spaces.

The main living area is bright and spacious, featuring an open-plan kitchen with central island, dining area, and lounge. A striking full-height glass façade spanning approximately 10 linear meters enhances natural light and creates a seamless indoor-outdoor connection,

framing stunning views of the pool, landscaped garden, and the lake.

The bespoke kitchen is fitted with high-end materials and premium appliances, incorporating concealed solutions and a hidden access to a generous pantry with wine storage.

The sleeping area is accessed via a corridor with custom-built cabinetry and includes two bedrooms, a bathroom, a dedicated wellness area with a lake-view jacuzzi, and an elegant master suite complete with walk-in wardrobe and en-suite bathroom.

Additional features include a laundry room and a spacious 50 sqm garage with direct internal access, as well as an ապահովին courtyard accommodating up to four vehicles.

The villa is equipped with state-of-the-art systems designed to ensure maximum comfort and energy efficiency, including a 10 kWh photovoltaic system, ceiling heating and cooling, mechanical ventilation system, high-performance triple-glazed windows, advanced insulation, and a comprehensive security system.

The beautifully landscaped garden of approximately 1,850 sqm features an in-ground swimming pool with breathtaking panoramic views over Lake Maggiore, completing this exceptional residence of outstanding quality and prestige.

Property Informations

Address: Via Trento, snc	**Bedrooms**: 3
Bathrooms: 3	**Rooms**: 4
Internal condition: Excellent	**Floor**: Ground floor
Total floors: 1	**Suitable for students**: Yes
Date of construction: 2024	**Current condition**: Available after the deed of sale
Garden: Private, 1.850 sq.m	**Kitchen**: Eat-in kitchen
animals allowed: Yes	

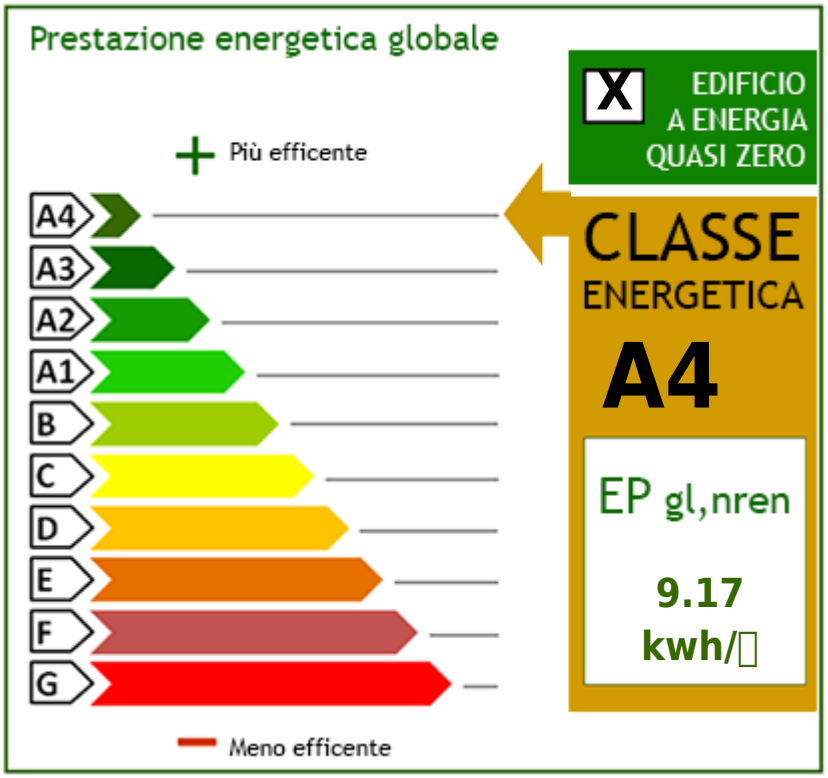
Features

Antenna: Independent	SAT Tv: Independent	Storage
High-speed internet connection	Fastweb connection	Air conditioning
Parquet	Telephone system	Electric system: Compliant
Wall mounted sanitary	Shower	Alluminium fixtures
Preparation for alarm system	Pool	Panoramic view
Land: 1850 □		

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			

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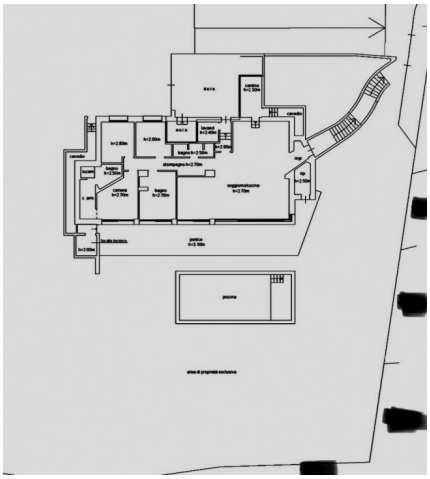


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