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

Villa for Sale in Capiago Intimiano
€ 1.490.000
Ref. CBI112-2916-301472



515 sq.m | Bathrooms: 4 | Bedrooms: 4 | Rooms: 6

Located in Capiago Intimiano, an elegant hillside municipality in the province of Como, just a few kilometres from the historic centre of Como and the lake, this villa represents a refined balance between contemporary architecture and comfort, set within a private and exceptionally tranquil setting.

The triple reception area, spacious and filled with natural light, forms the heart of the property: a formal living space defined by generous volumes, visual continuity towards the outdoors, and carefully selected designer materials. The atmosphere is sophisticated, measured and essential.

The sleeping quarters comprise four bedrooms and four bathrooms. The principal suite is conceived as a well-defined private retreat, featuring dual walk-in wardrobes and an en-suite bathroom with a four-head shower, designed as an authentic in-home wellness space. The remaining three bedrooms, well-proportioned and bright, are served by elegantly appointed bathrooms.

Two fully equipped kitchens ensure versatility and functionality, ideal for both daily living and entertaining. A dedicated laundry room, private gym and a spacious, secluded taverna—perfect as an entertainment lounge or relaxation area—complete the interior layout.

A distinctive feature is the recent full refurbishment of both the electrical and plumbing systems, ensuring updated technical standards, efficiency and long-term reliability.

Outdoors, the garden unfolds as a true private oasis: a coherent landscape design incorporating a saltwater swimming pool with hydromassage area, as well as a refined pool house. Architectural lighting and an integrated sound system enhance the exterior spaces with discretion, while the retractable veranda allows seamless indoor-outdoor living throughout the seasons.

A double garage, covered parking for two additional vehicles, and advanced security systems including alarm and surveillance complete a property designed for discerning buyers seeking quality, aesthetic balance and privacy.

Certification

Energy Class: B

Property Informations

Address: VIA DEGLI ALPINI, 8	**Zip Code**: 22070
Bedrooms: 4	**Bathrooms**: 4
Rooms: 6	**Internal condition**: Restored
---> data_operazione <---: 0000-00-00	**---> esclusiva <---**: 1
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Floor: Multilevel	**Total floors**: 3
Parking space: Covered	**Suitable for Students**: Yes
Date of construction: 1982	**Current Status**: Available after the deed of sale
Balconies: Present	**Terrace**: Present
Garden: Private	**Kitchen**: Eat-in kitchen
Garage: for two cars, 57 sq.m	: Yes

















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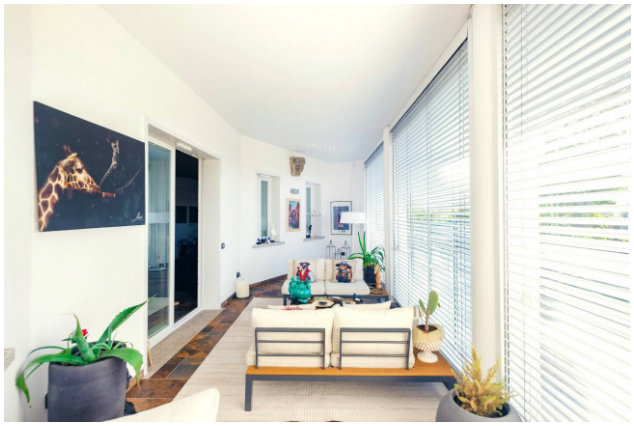



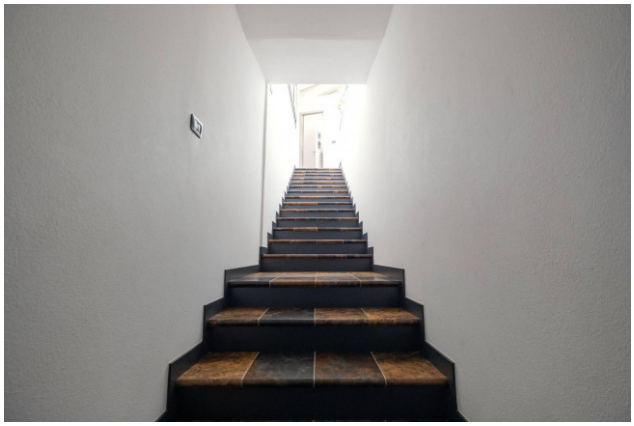



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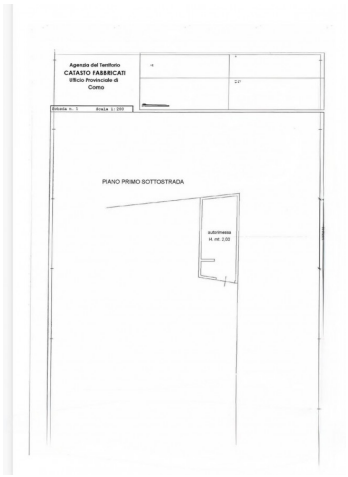

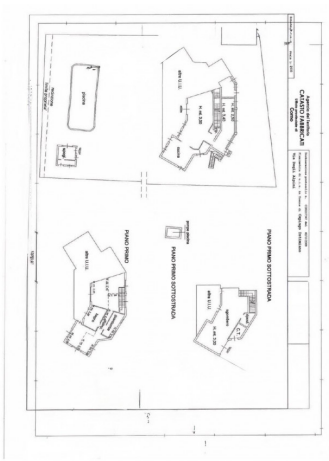

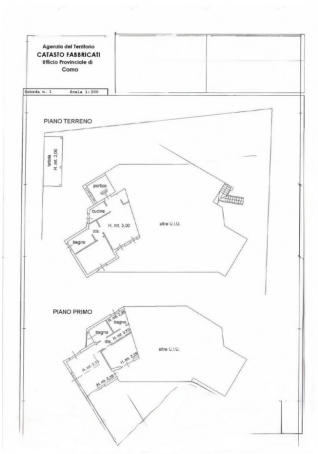

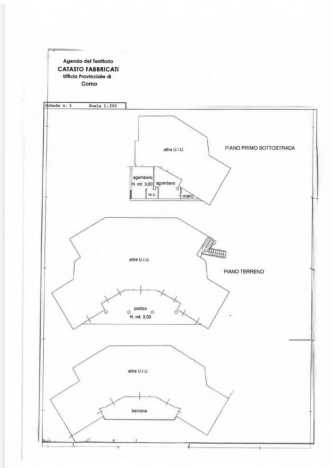

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