



## Villa for Sale in Arona

### € 1.250.000

### Ref. CBI112-2916-301500



**320 sq.m | Bathrooms: 2 | Bedrooms: 3 | Rooms: 4**

#### **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

#### **Gruppo Bodini**



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.

## Property Informations

<b>Address:</b> Via Roma	<b>Bedrooms:</b> 3
<b>Bathrooms:</b> 2	<b>Rooms:</b> 4
<b>Internal condition:</b> Restored	<b>---</b> data_operazione <b>----</b> : 0000-00-00
: 0000-00-00	<b>Floor:</b> Multilevel
<b>Total floors:</b> 3	<b>Suitable for Students:</b> Yes
<b>Date of construction:</b> 2022	<b>Balconies:</b> Present
<b>Garden:</b> Private, 300 sq.m	<b>Kitchen:</b> Eat-in kitchen
<b>Garage:</b> for one car	: Yes







