

for sale in Poncarale

€ 1.535.000

Ref. 1084



320 sq.m. | : 3 | : 5 | : 6

Smart Elegance in the Alps: Luxury Villa in Indovero

In the authentic heart of Valsassina, nestled between the majestic mountain peaks and the tranquility of a timeless village, stands this extraordinary newly built villa: a masterpiece of contemporary design, advanced technology, and Italian craftsmanship.

Completed in June 2025, this 310 sq m residence with a 1,800 sq m private garden represents the perfect balance between comfort, sophistication and innovation.

Every detail has been designed to offer an exclusive living experience: from the reinforced concrete structure with state-of-the-art acoustic and thermal insulation, to the large, triple-glazed, burglar-proof windows that frame the light and Alpine landscape. The façade, clad in elegant Luserna Grigia stone, lends character and solidity, blending harmoniously with the natural surroundings.

Inside, the villa is spread over three levels connected by a private elevator, and features impeccably designed spaces with a contemporary charm.

Upstairs is the Master Suite, a true private retreat with a custom walk-in closet and spa-inspired bathroom, complete with

a rain shower and chromotherapy Jacuzzi. Here, the designer kitchen with Italian marble countertops and high-end appliances blends into the panoramic living and dining area, bathed in natural light and enhanced by a balcony with breathtaking mountain views.

The main floor is designed for elegant living and welcoming: two guest bedrooms, a refined study, a spacious luxury bathroom, and an intimate living area with a private balcony create a balanced and functional atmosphere. A separate laundry room completes this level, offering practicality and everyday comfort.

The ground floor exudes relaxation and absolute well-being. A second fully equipped kitchen, a welcoming living room with a certified fireplace, and a magnificent wellness area with a private gym, custom sauna, and rejuvenating shower overlook the garden. Every space invites you to slow down and enjoy the silence and beauty that surround the villa.

Outside, the panoramic terrace with a remote-controlled Jacuzzi, outdoor shower, and landscaped garden offers moments of pure relaxation. A small illuminated grotto with a hand-painted portrait of the Archangel Gabriel adds an artistic and spiritual touch to an already unique setting. The fenced lawn, ideal for children and pets, leads to woodland paths and a natural waterfall within walking distance.

Equipped with a complete home automation system-with voice control of lighting, climate control, entertainment, and appliances-the villa also offers 360° outdoor video surveillance, ultra-fast Wi-Fi, and A+++ energy-efficient appliances. A focus on sustainability is reflected in the premium air filtration system and eco-friendly water management, for total comfort year-round.

The property features two single garages and a large double garage with an electric vehicle charging station. Thanks to the flexible layout, the floors can be used independently for luxury short-term rentals, with estimated rental incomes of up to €480 per night and full compliance with local regulations.

Located just minutes from Lake Como and the renowned resorts of Bellano, Varenna, and Bellagio, the villa enjoys a strategic position: immersed in Alpine tranquility yet perfectly connected to Milan, the Piani di Bobbio ski resorts, and the airports of Bergamo and Milan.

An ideal setting for living or investing, nestled between nature, art, and the high-end Italian lifestyle.

This residence embodies the essence of contemporary luxury: timeless aesthetics, intelligent technology, and total well-being.

Contact us now to preview the exclusive experience of this Alpine villa and discover your next horizon of beauty and comfort.

Certification

: A1

EPgInr: 86.37 kwh/□

Features

Codice: 1084

Motivazione: Sale

Indirizzo: Via Pomaleccio, Casargo, 11

CAP: 23831

Comune: Poncarale

Totale_mq: 320 sq.m.

camere: 5

bagni: 3

Locali: 6

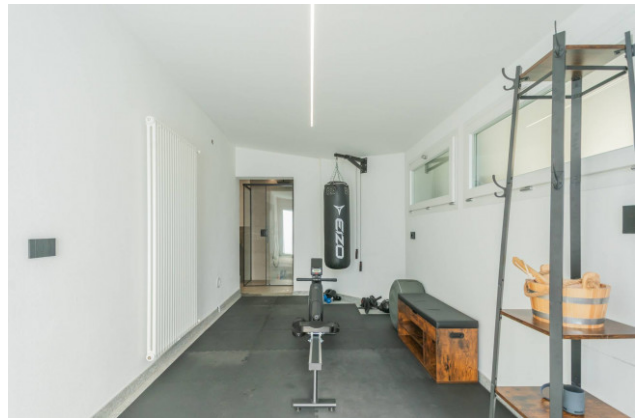
Rooms

Kitchen : 24 sq.m.

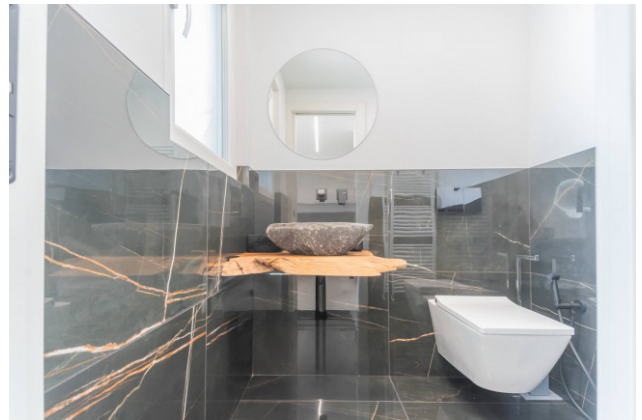
Box / Garage

Box / Garage

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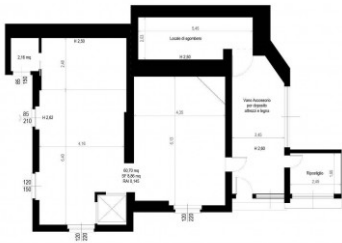




Piano Secondo
Second floor



Piano Primo
First floor



Piano terra
Ground floor