



## Modern living with lake view in Ghiffa - Lake Maggiore



### Agent Info

Name: ArKadia  
 Company Name:  
 Country: United Kingdom  
 Phone:  
 Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
 Price: USD 1,173,488.09

### Location

Country: Italy  
 State/Region/Province: Piedmont  
 City: Ghiffa  
 ZIP code: 28823  
 Posted: Feb 22, 2026

Description:  
 Modern living with lake view in Ghiffa - Lake Maggiore

This newly built villa is part of an exclusive residential complex in Ghiffa on Lake Maggiore and combines modern architecture with the quiet elegance of one of the most sought-after residential areas in the region. The building was designed with the aim of harmoniously combining contemporary living, high energy efficiency and maximum living comfort.

The clear architectural lines, generous glass surfaces and well thought-out floor plans create light-flooded living spaces with an open, loft-like character. Depending on the unit, impressive views of Lake Maggiore and the surrounding nature open up - a daily panorama that conveys tranquillity and exclusivity. The villa has a modern, minimalist design that consciously blends in with the natural surroundings. High-quality materials, clear forms and functional elegance characterize the appearance.

The residential unit is designed in such a way that it is ideal for owner-occupiers as well as for vacation or investment use. Open-plan living/dining areas, generous window fronts and private outdoor spaces such as terraces or balconies create an airy, Mediterranean feel.

Particular emphasis was placed on quality, durability and timeless aesthetics.

- Depending on the unit, the level of furnishings includes
- + Spacious, bright living spaces with an open room structure
  - + High-quality floor and wall materials
  - + Modern building services and energy-efficient solutions



- + Large windows for optimal lighting
- + Private outdoor areas with lake views
- + Quiet, well-kept living atmosphere

The building meets high standards of living comfort and sustainability and offers a future-proof property in a premium location.

The villa is located in a quiet, slightly elevated position in Ghiffa, just a few minutes from the lakeshore. The surrounding area is characterized by well-kept residential buildings, Mediterranean vegetation and a pleasant restraint far away from mass tourism.

The proximity to Verbania, Stresa and the Borromean Islands as well as the easy access to Switzerland make this location particularly attractive. Ghiffa itself is considered a discreet insider tip for discerning buyers looking for peace, nature and stable value.

The villa is ideal for:

- + Owner-occupiers looking for tranquillity and quality
- + Second home buyers on Lake Maggiore
- + Investors with a focus on real estate with stable value
- + Buyers who appreciate modern living in authentic surroundings

The villa stands for stylish, modern living on Lake Maggiore - minimalist in design, high-quality in execution and privileged in location. A property for people who are looking for something special and think long-term.

## Building B

Living space (net, without walls): 96,83 m<sup>2</sup>

Gross living space (residential): 125.19 m<sup>2</sup>

Additional usable area (net, without walls): 25,00 m<sup>2</sup>

Total gross area: 139.95 m<sup>2</sup>

Additional usable area: 18.65 m<sup>2</sup>

Balconies: 34.50 m<sup>2</sup>

Parking lot: 24.70 m<sup>2</sup>

Plot: 535 m<sup>2</sup> + 77 m<sup>2</sup> street

Sales area: 176.00 m<sup>2</sup>

9045 Real Estate is an independent boutique agency based in Germany with a network of partners - specializing in exclusive properties and tailor-made advice.

- + Modern, clear architecture with timeless design
- + Spacious, light-flooded living spaces
- + Open-plan living/dining areas with loft character
- + Large window areas for optimal use of daylight
- + High-quality floor and wall materials
- + Modern building services
- + Energy-efficient construction



- + Private outdoor areas (terrace or balcony, depending on the unit)
- + Quiet residential area with views of the countryside or Lake Maggiore
- + Well-maintained, exclusive residential ensemble

Ghiffa is a small, elegant village on the western shore of Lake Maggiore in Piedmont, located between Verbania and Cannero Riviera. Nestled between the lake and steep, wooded slopes, Ghiffa exudes a tranquil, almost timeless atmosphere - far from mass tourism, but still easily accessible.

The town is best known for the Sacro Monte della Santissima Trinità di Ghiffa, a UNESCO World Heritage Site. The 17th century pilgrimage site is located above the lake and offers not only spiritual significance, but also a breathtaking panoramic view over Lake Maggiore as far as the Alps.

Ghiffa itself consists of several small hamlets with historic stone houses, narrow streets and well-tended gardens. The lakeside area is quiet, with small bathing areas, boat moorings and selected restaurants serving regional Piedmontese cuisine. Ghiffa is particularly appreciated for its high quality of life, mild climate and proximity to nature.

Thanks to its good connections to Verbania, Stresa and the Borromean Islands, Ghiffa is suitable both as a retreat for those seeking peace and quiet and as a starting point for excursions, hikes and cultural discoveries. All in all, Ghiffa is a discreet insider tip on Lake Maggiore - stylish, close to nature and authentically Italian.

All information is subject to change, non-binding, without guarantee and based on information provided to us by our client. We assume no liability for completeness, correctness and up-to-dateness. We reserve the right to intermediate mediation.

We would like to point out that, in the event of success, our activities will result in a brokerage and/or commission fee. Our general terms and conditions apply.

## **Common**

Finished sq. ft.: 96.83 sq m

Lot Size: 535 sq m

## **Lease terms**

Date Available:

## **Additional information**

Website URL: [http://www.arkadia.com/HOHM-T239/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/HOHM-T239/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

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