



## Villa for Sale in Pella Confidential Negotiation Ref. CBI112-2916-301378



**180 sq.m | Bathrooms: 2 | Bedrooms: 2 | Rooms: 4**

INDEPENDENT LAKEFRONT VILLA - DESIGN, WELLNESS AND NATURE - DELIVERY JUNE 2026

In one of the most authentic and fascinating corners of Italy, on the peaceful shores of Lake Orta, an exclusive residential project has been created that combines contemporary architecture and wellbeing with a deep respect for the landscape. Within a luxurious apartment complex that blends harmoniously with the surrounding natural environment, a completely independent villa is offered for sale, offering a unique living experience.

The villa, designed with elegant and sober architectural lines and a façade decorated with green elements that integrate perfectly into the territory, contributes to a refined architectural image that respects its surrounding context. A residential project that speaks the language of nature and elegance.

In addition to its aesthetic beauty, the residence is designed according to the highest standards in terms of energy efficiency, with state-of-the-art systems and sustainable construction solutions that guarantee comfort, silence, insulation and reduced energy consumption.

Directly overlooking the lake, the villa enjoys a spectacular, unobstructed and evocative view, to be enjoyed year-round thanks to the



large panoramic terraces and private garden - equipped with an outdoor Jacuzzi - perfect for relaxation.

The interiors are designed for maximum well-being:

- Private SPA with sauna
- Wine room for wine tasting
- Spacious and customizable rooms
- Italian design finishes, to be chosen from a top-quality and vast selection.

Delivery is scheduled for June 2026, and the project offers ample flexibility in the internal distribution of spaces, allowing the future owner to shape the house according to his or her wishes.

Main features of the villa:

- Total independence within a prestigious residential context
- Lakefront position with open and impressive views
- Façade with green elements perfectly integrated into the landscape
- High energy efficiency and sustainability
- Panoramic terraces and garden with Jacuzzi
- Interior with SPA, sauna, wine room and customizable rooms
- Double car garage
- Italian design specifications, high-quality materials and modern technologies
- Delivery June 2026, with the possibility of interior layout modifications

Lake Orta: privacy, charm and authentic lifestyle

Lake Orta is now among the most popular Italian destinations for those seeking discreet luxury, authenticity and unconventional beauty.

A place that seduces for its natural tranquillity, far from the great tourist flows, but rich in gourmet restaurants, food and wine experiences, outdoor activities and small villages full of charm.

Here, nature is not just a setting, but an integral part of the lifestyle where every architectural detail blends into the landscape and every space evokes quality of life.

\*The listing price is net of VAT. The renderings are for illustrative purposes only. The property will be delivered unfurnished.

## Property Informations

**Address:** Via Lungo Lago

**Zip Code:** 28010

**Bedrooms:** 2

**Bathrooms:** 2

**Rooms:** 4

**Internal condition:** Restored

**---> data\_operazione <---:** 0000-00-00

**---> esclusiva <---:** 1

**:** 0000-00-00

**Floor:** Mezzanine floor

**Total floors:** 1

**Suitable for Students:** Yes

**No architectural barriers:** Yes

**Date of construction:** 2026

**Garden:** Private, 37 sq.m

**Kitchen:** Open kitchen

**Gruppo Bodini**

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Garage: for two cars, 37 sq.m

: Yes





