Prime Real Estate
Via G.B. Mauri, n. 9A - 20900 Monza
Phone number +39 039 2651287

Villa for Sale in Tremezzina
Confidential Negotiation
Ref. CBI154-3138-115



3.600 sq.m | Bathrooms: 16 | Bedrooms: 13 | Rooms: 16

PRIVATE. RARE. IRREPLACEABLE.

Tremezzina, Lake Como - one of the world's most prestigious addresses.

In the heart of the Tremezzina - between Tremezzo, Bellagio and Laglio - an extraordinary private compound emerges with virtually no equivalent on the international market. Nearly three hectares of secluded parkland. Uninterrupted lake views. And an architecture defined by quiet confidence rather than excess.

Conceived as a true private lifestyle estate, the property was designed not only for living, but for hosting, representing and ensuring absolute discretion. The principal contemporary villa, spanning over 2,800 sqm, is complemented by independent guest residences, a private boathouse with direct lake access, and a highly sophisticated technical and experiential infrastructure that places this estate in a category of its own.

ARCHITECTURE & SETTING
Floor-to-ceiling glass, expansive panoramic terraces and refined contemporary lines create a seamless dialogue with the surrounding landscape. Interior and exterior blend effortlessly - where natural light, water and stone become part of a single architectural composition.
Located less than 500 metres from the lakefront, the estate combines immediate proximity to the area's most renowned destinations

and services with an exceptional level of privacy and seclusion.

PROPERTY HIGHLIGHTS
◆ Fully independent multi-building compound
◆ Principal contemporary villa of approximately 2,800 sqm
◆ Guest residences & secondary villas
◆ Approximately 3 hectares of private parkland
◆ Panoramic infinity swimming pool
◆ Private wellness & SPA facilities
◆ Garage accommodating up to 16 vehicles
◆ Private boathouse with direct lake access
◆ Potential private helipad
◆ Advanced energy & technology systems
◆ International-level security & privacy
◆ Extremely rare configuration for Lake Como

WELLNESS & PRIVATE ENTERTAINMENT
Every element of the estate has been conceived as an exclusive lifestyle experience. The dedicated SPA level brings together features that, in most residences, remain purely aspirational:
– Indoor wellness pool
– Finnish sauna & infrared sauna
– Private hammam
– Private home theatre
– Wine cellar
– Panoramic outdoor lounges
– Outdoor jacuzzi & entertainment area

The entire estate has been envisioned to offer a deeply private and highly customisable lifestyle experience, tailored to the vision of its future owner.

LAKE COMO LIFESTYLE
Lake Como remains one of the world's most desirable destinations for UHNW individuals, family offices and international buyers - where timeless beauty, heritage and global connectivity converge.
The estate enjoys direct lake access to Bellagio, immediate proximity to Grand Hotel Tremezzo, and convenient connections to Milan (approximately 1 hour 20 minutes) and Lugano (approximately 1 hour).

Complete documentation, technical materials and confidential information are available exclusively to qualified purchasers.

Some images have been digitally staged and enhanced for illustrative purposes only.

Certification

Energy Class: Not appliable

Property Informations

Address: VIA FEBO SALA	**Bedrooms**: 13
Bathrooms: 16	**Rooms**: 16
Internal condition: Excellent	**---> data_operazione <---**: 0000-00-00
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Total floors: 2	**Date of construction**: 2019
Current Status: Available after the deed of sale	**Balconies**: Present
Terrace: Present	**Garden**: Private
Sea distance: 500 meter	**Kitchen**: Open kitchen
Garage: Shed	















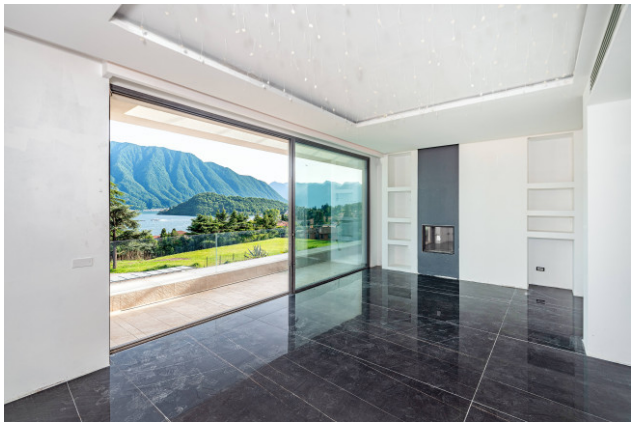


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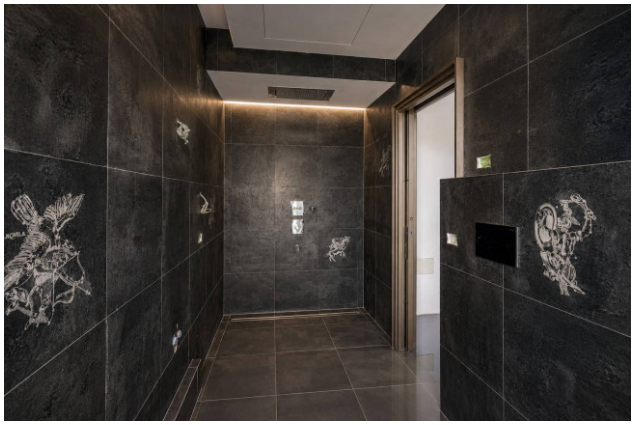












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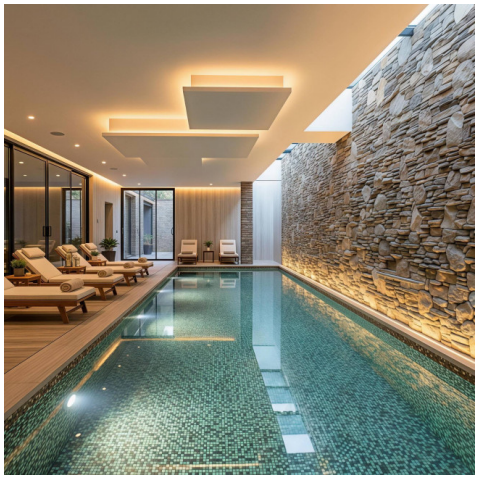












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