



# 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

**Prime Real Estate**

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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.

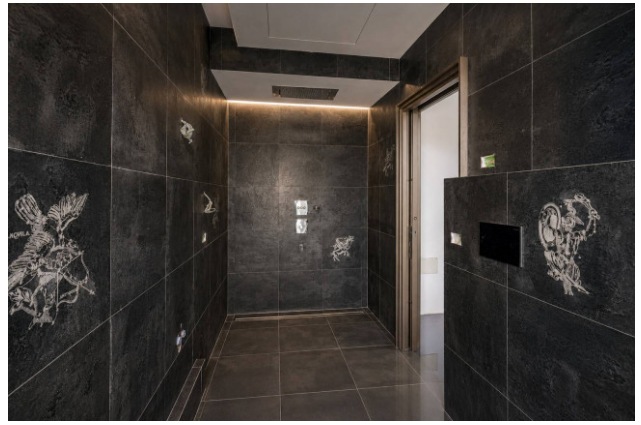
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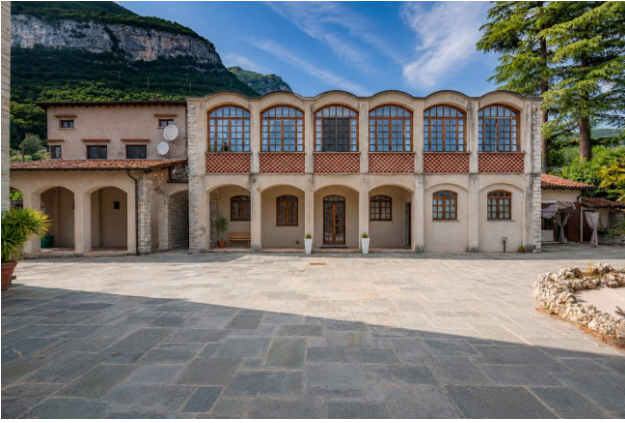
**Property Informations**

<b>Bedrooms:</b> 13	<b>Bathrooms:</b> 16
<b>Rooms:</b> 16	<b>Internal condition:</b> Excellent
---> <b>data_operazione</b> <---: 0000-00-00	---> <b>esclusiva</b> <---: 1
: 0000-00-00	<b>Total floors:</b> 2
<b>Date of construction:</b> 2019	<b>Current Status:</b> Available after the deed of sale
<b>Balconies:</b> Present	<b>Terrace:</b> Present
<b>Garden:</b> Private	<b>Sea distance:</b> 500 meter
<b>Kitchen:</b> Open kitchen	<b>Garage:</b> Shed









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