

An exclusive retreat on Lake Como.

The villa can only be accessed by boat. The journey time is approximately three minutes. The villa has its own boat for this journey, a typical lake boat called a "Lucia", which can be covered or uncovered. The Lucia takes eight people comfortably plus the boatmen. The Lucia can also be used for leisurely local boat trips. For longer journeys, to Como for example, a launch will need to be rented. The journey time to Como is approximately 35 minutes [subject to lake conditions].

The villa offers a garden area of 30,000 square meters on which sit four houses, a tennis court, and a swimming pool offering Wireless internet access across the property.

The Estate consists of:

All bedrooms and bathrooms are fully air-conditioned with independent heat/cool control. The property is centrally heated.

All bedrooms in the main villa, including the studio room, studio suite and cinema and gym, have plasma televisions, Ipod docking facilities, individual DVD players, satellite television, and access to over 200 movies and approximately 700 music CDs, all available through the remote control for each bedroom on Kaleidescape hard drive system.

All rooms have a telephone, used for ingoing/incoming calls and intercom facilities.

MAIN VILLA

Subterranean floor with views to the lake containing:

- The main kitchen
- The laundry room
- Butler's serving area
- Staff bathroom
- Door to the garden
- Dumb waiter serving the Butlers pantry

Stairs up to a further butler's serving area containing:

- Drinks fridge
- Coffee machine
- Sink
- Glass and china storage
- Dumbwaiter serving the kitchen
- Door to rear of main house

On this level,

The main entrance hall with old Sienna marble floors and fireplace

The dining room with fireplace and double patio doors onto the rear terrace which is another area for outside dining. Furnished to seat up to 24 guests.

The drawing room with parquet floor, marble fireplace and patio doors onto a covered outside dining area with lake views .

Guest cloak room with wash basin and WC

Up the stairs to four principal bedrooms, as follows:

1. **Master Suite** with king size bed, parquet floor, and fireplace [lake views on two sides]. Small terrace with lake view.

Master bedroom “office” with private fax machine, lake views leading to:

Master bathroom with marble floor and dado rail-height marble with twin basins, WC and bidet and separate large shower enclosure. The shower has a large, overhead thermostatically controlled shower with an option of hand shower with slide rail

2. **Lilac Suite** [double] with 1 meter 80 bed, parquet floor, courtyard views, patio doors leading to a small terrace/balcony with a view of the lake and garden, and en-suite bathroom containing a marble floor, marble shower, bath, and twin basins.

3. **Blue Suite** [double or twin] with king size bed which can be separated into two single beds, parquet floor with garden and lake views, and en-suite bathroom with bath, separate shower as master bedroom, WC and bidet, and marble floor.

4. **Red Suite** [double or twin] with king size bed that can be separated into two single beds. Fireplace, stone floor with large balcony, lake views, en-suite bathroom with bath and shower together, twin basins, WC, and marble floor.

Stairs leading to second floor [at the base of the stairs is a small room containing a sink, and a refrigerator].

At the top of the second floor is a **studio room** with lake views, which is a relaxing room with sofas and books. This room has a separate bathroom with shower, WC, bidet, and sink.

Continuing on the **same level**, there is a studio suite containing seating area, office area, and single bedroom, the idea of which is either a nursery or a bedroom for a nanny or servant, but it is part of the suite.

Studio Suite [double or twin] with a king size bed, which can be split into two single beds. The en-suite bathroom contains twin basins, WC, bidet, separate bath, separate shower cubicle, and tiled floor.

There are no television facilities in the dining room or drawing room. However, there is a possibility of having a plasma television externally.

The villa is furnished with Italian antiques and all furnishings are of the highest standard. The villa has been under renovation for the last 2.5 years and no expense has been spared.

HOUSE 2 [adjacent to the main villa]

This property contains a **cinema**, which will also double as a sitting room or a television-viewing room or meeting area. The same Kaleidescape hard drive facility is available in the cinema.

This property also contains a **gym** fully equipped with TechnoGym equipment, which comprises the following equipment:

Treadmill
Bike
Cross Trainer
Stepper
Weights
Wellness ball

This property also contains a separate bathroom with enclosed WC, single basin, separate shower, and a small kitchen with freezer, sink, and refrigerator to service the gym, the cinema, and the pool.

Floors are wooden and marble throughout the entire house.

Outdoor heated swimming pool with cover, which is L-shaped with an infinity edge overlooking the lake, one part of the swimming pool is private. To the left and right of the swimming pool are seating with umbrellas for sunbathing in privacy or lake views. The swimming pool is 1 meter 40 deep throughout

Floodlit Tennis Court with artificial grass surface

We aim to provide as near as possible to hotel service in private, secluded environment.

Change of **linens** daily. Linens are supplied by an Italian company, Rivolta Carmignani. We are doing triple sheeting with down comforters and down pillows.

We also have a limited supply of hypoallergenic pillows.

Bathroom **toilettries** are from Chopard.

China for the table.

Breakfast, lunch, and dinner service are all porcelain from Limoges, France

All **cutlery** is Italian and silverplated

Table **crystal** is from MontBrunn, France and Reidel, Austria

Nearly all of the main rooms, including bedrooms, will have high quality, pure silk rugs or antique Persian rugs.

Chocolates for rooms and after dinner are from Galler, Belgium

TERRACE HOUSE

House contains 2 bedrooms, 2 bathrooms, a living room, and a kitchen. This house can be used for overflow/staff and is ideal for visiting guests

HOUSE 4

Staff accommodation

The garden is the most famous on the lake for its extremely tall cypress trees and large lawn areas. There are many places around the garden for sitting and relaxing both in sun and shade.