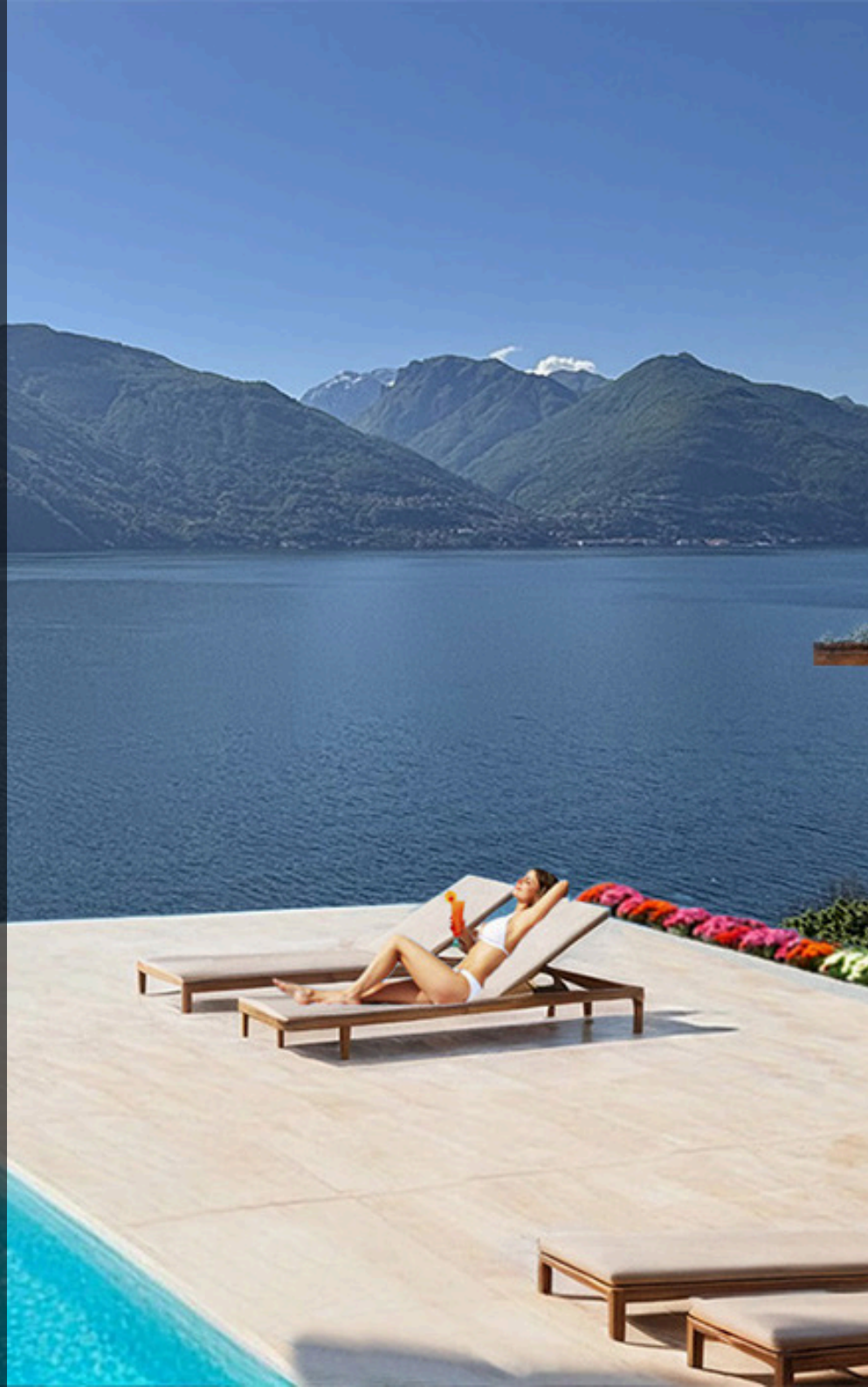


# “IL BALCONE DI MARNIN” RESIDENCE

This residence was created out of the desire to offer you far more than just a simple home: a true lifestyle, where comfort, privacy, and exclusive services blend together in perfect harmony.

Situated in a quiet, green setting, this location ensures constant contact with nature and enriches daily life with a profound sense of harmony and well-being.



## OUR VISION



Our vision is to guide architectural construction toward a future where design harmonizes with nature and society, creating spaces that are not only aesthetically pleasing but also functionally superior and environmentally responsible. We strive to be at the forefront of architectural innovation, setting new standards of excellence and sustainability.

## OUR MISSION



Our mission is to serve our clients with integrity and excellence, offering comprehensive architectural solutions that meet their unique needs and aspirations. We are committed to creating buildings and spaces that are thoughtfully designed and precisely planned, contributing to a better environment for present and future generations.



## LOCATION AND SERVICES

These two new residential buildings are located in the municipality of Cremia, in a convenient and easily accessible position – ideal for those seeking tranquility without giving up essential services. The lively lakeside promenade of Menaggio is just a 15-minute drive away, while the center of Colico can be reached in about 25 minutes.

Despite its proximity to major roads and everyday conveniences, what truly makes this home special is the atmosphere that surrounds it: peace, nature, and a breathtaking landscape with a panoramic view of Lake Como. It is a haven of serenity where time seems to slow down, inviting you to savor every moment immersed in the natural beauty that embraces the residence.



### TRANSPORT SERVICES

10 minute walk



### PHARMACY

5 minute by car



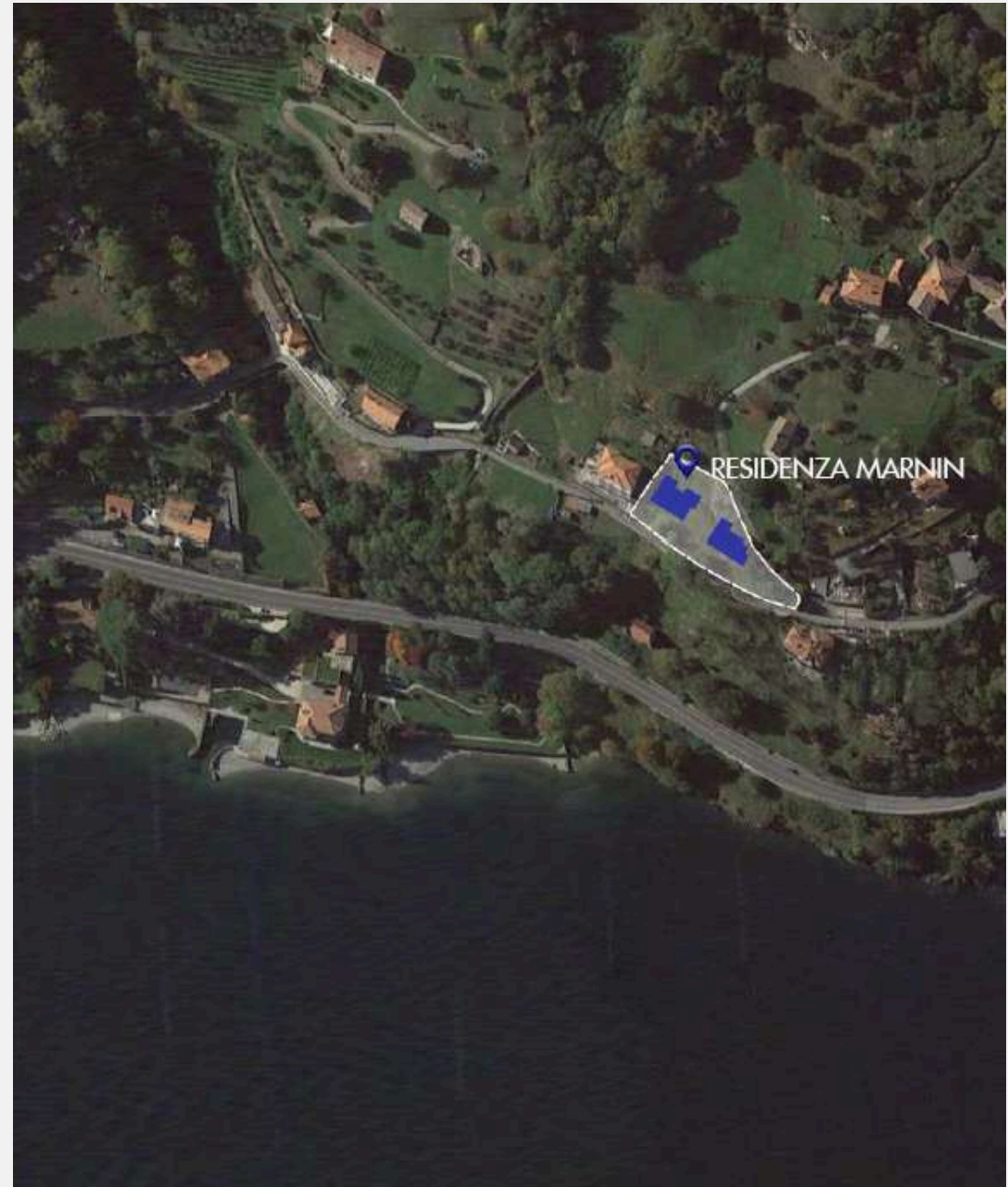
### SUPERMARKET

5 minute by car



### BARS AND RESTAURANTS

3 minute by car



## TIMELESS ELEGANCE

Our spaces are designed to embody harmony, refinement, and balance. Each area combines natural textures, clean lines, and modern details to create an atmosphere of comfort and style. With an emphasis on timeless elegance, our design philosophy focuses on crafting spaces that are both welcoming and inspiring. We thoughtfully integrate high-quality elements, ensuring that every environment conveys a sense of warmth and tranquility.

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- *Modern, aesthetic, and functional spaces*
- *Natural materials with a refined touch*
- *Design that enhances everyday life*
- *Warm atmosphere with sophisticated colors*

Focused on creating timeless, functional, and aesthetically pleasing spaces tailored to each client's lifestyle. With a keen eye for detail and a constant commitment to excellence, we blend contemporary trends with classic elements to craft environments that inspire and elevate. Our team of skilled designers works closely with clients to understand their unique vision, ensuring that every project reflects their personality and needs.





## THE PROJECT

The architectural project is organized into two residential units, each housing four living solutions. In total, eight apartments are offered, all with lake views, a swimming pool, and designed according to the highest standards of energy efficiency.

The project's privileged location allows for maximum natural light, enhancing the interior spaces and making them brighter, more welcoming, and comfortable.

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Spaces dedicated to relaxation and socializing are ensured through private gardens, spacious terraces with pergolas, and the pool area, all designed to provide moments of well-being in an exclusive setting.

The building represents a unique opportunity to live in a modern environment, surrounded by greenery and equipped with pedestrian areas and efficient connections, actively contributing to the improvement of urban quality of life.

## PEACE & BALANCE

With Residenza "Il Balcone di Marnin," we aim to offer you a new lifestyle – a unique opportunity to live in a modern, green environment, featuring pedestrian areas and excellent connections, thereby enhancing the quality of urban life.



## THE PROJECT

The design is born from clean geometries, rich tones, and carefully crafted spaces. Every detail is designed to enhance tranquility and sophistication.

The structure has been designed to ensure minimal environmental impact while providing long-term comfort and functionality.

It stands out for its precise craftsmanship and refined finishes, achieving an A3 energy efficiency rating.





## THE PROJECT

The infinity pool completes the outdoor area, offering an oasis of relaxation where the view opens onto the horizon and every moment becomes an experience of pure well-being and sophistication.



# INTERIOR PLANNING

Ground floor A1

- Communal Pool  
yes
- N° of bedroom  
2
- N° of bathroom  
2
- Garden  
yes
- Porch  
yes

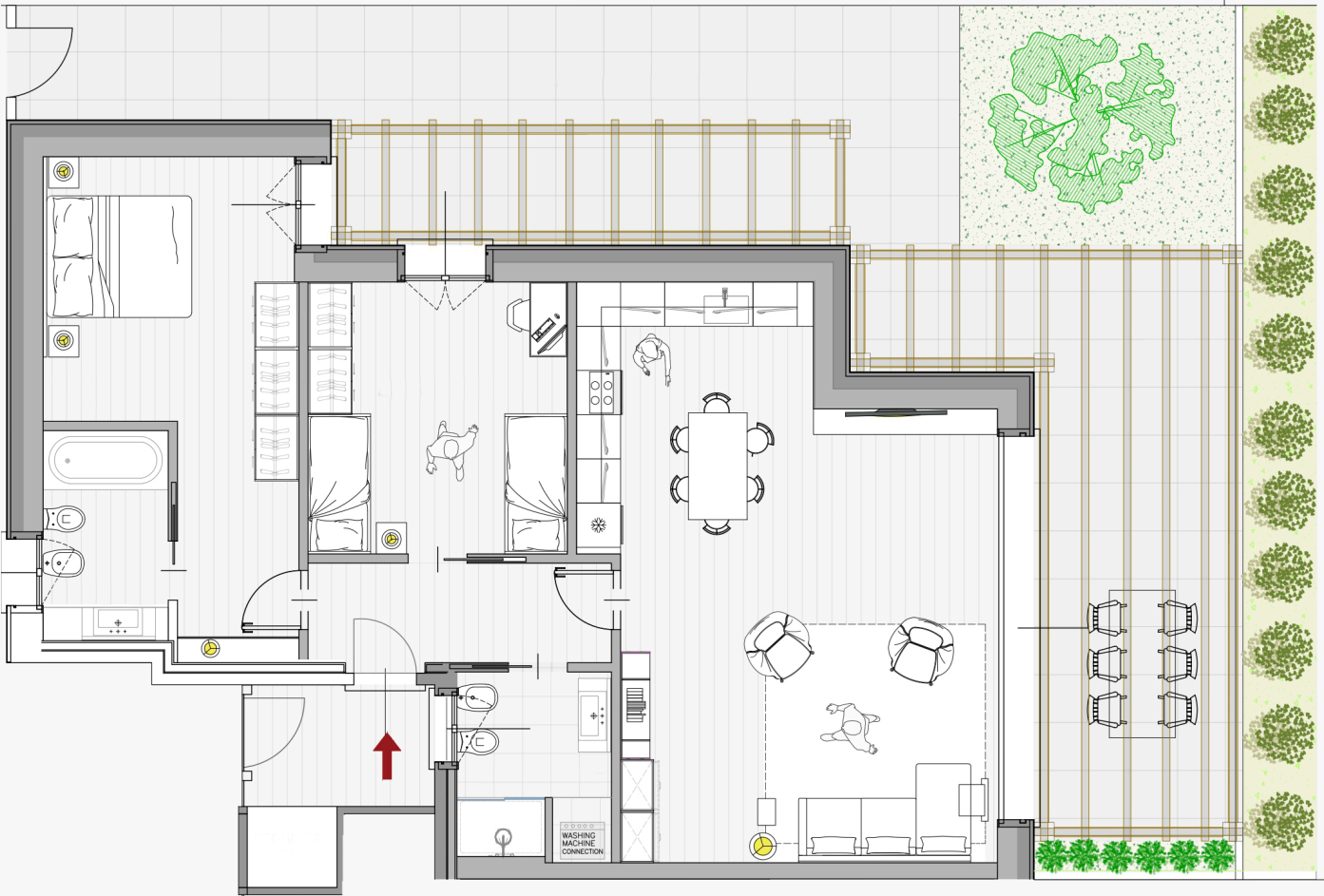




# INTERIOR PLANNING

Ground floor A2

- Communal Pool  
yes
- N° of bedroom  
2
- N° of bathroom  
2
- Garden  
yes
- Porch  
yes



# INTERIOR PLANNING

Ground floor A4

- Communal Pool  
yes
- N° of bedroom  
2
- N° of bathroom  
2
- Garden  
yes
- Porch  
yes

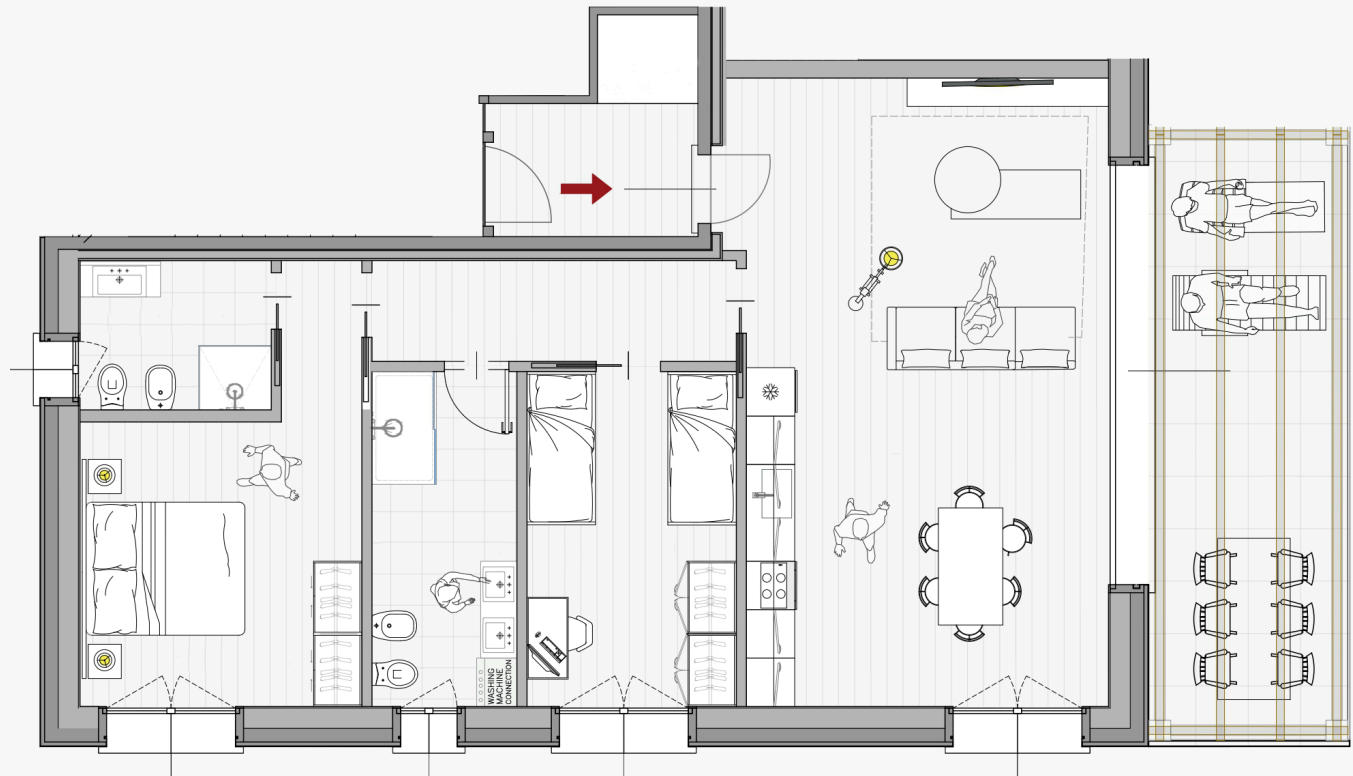




# INTERIOR PLANNING

First floor A5

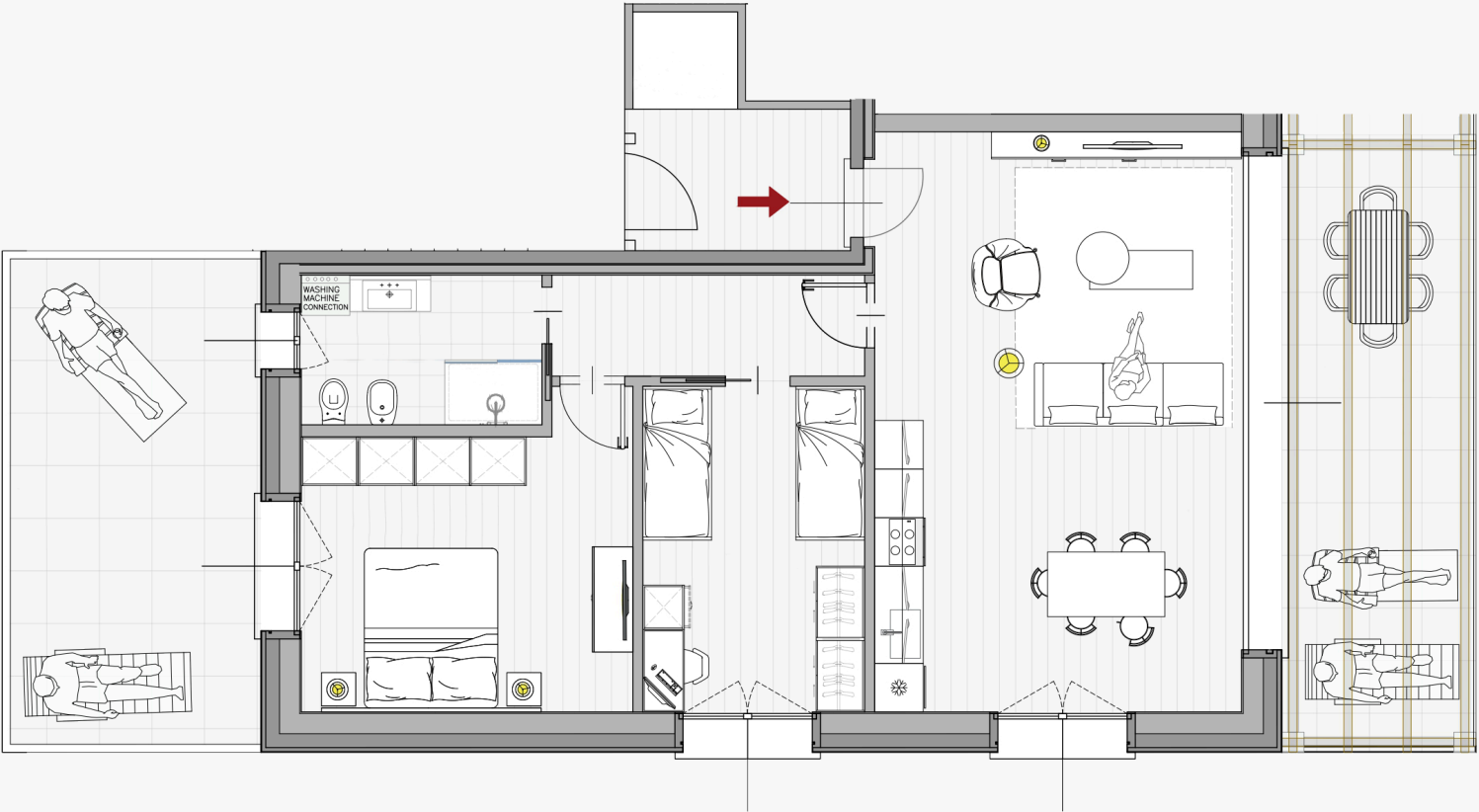
- Communal Pool  
yes
- N° of bedroom  
2
- N° of bathroom  
2
- Garden  
/
- Porch  
yes



# INTERIOR PLANNING

First floorA7

- Communal Pool  
yes
- N° of bedroom  
2
- N° of bathroom  
2
- Garden  
/
- Porch  
yes





# INTERIOR PLANNING

First floor A8

- Communal Pool

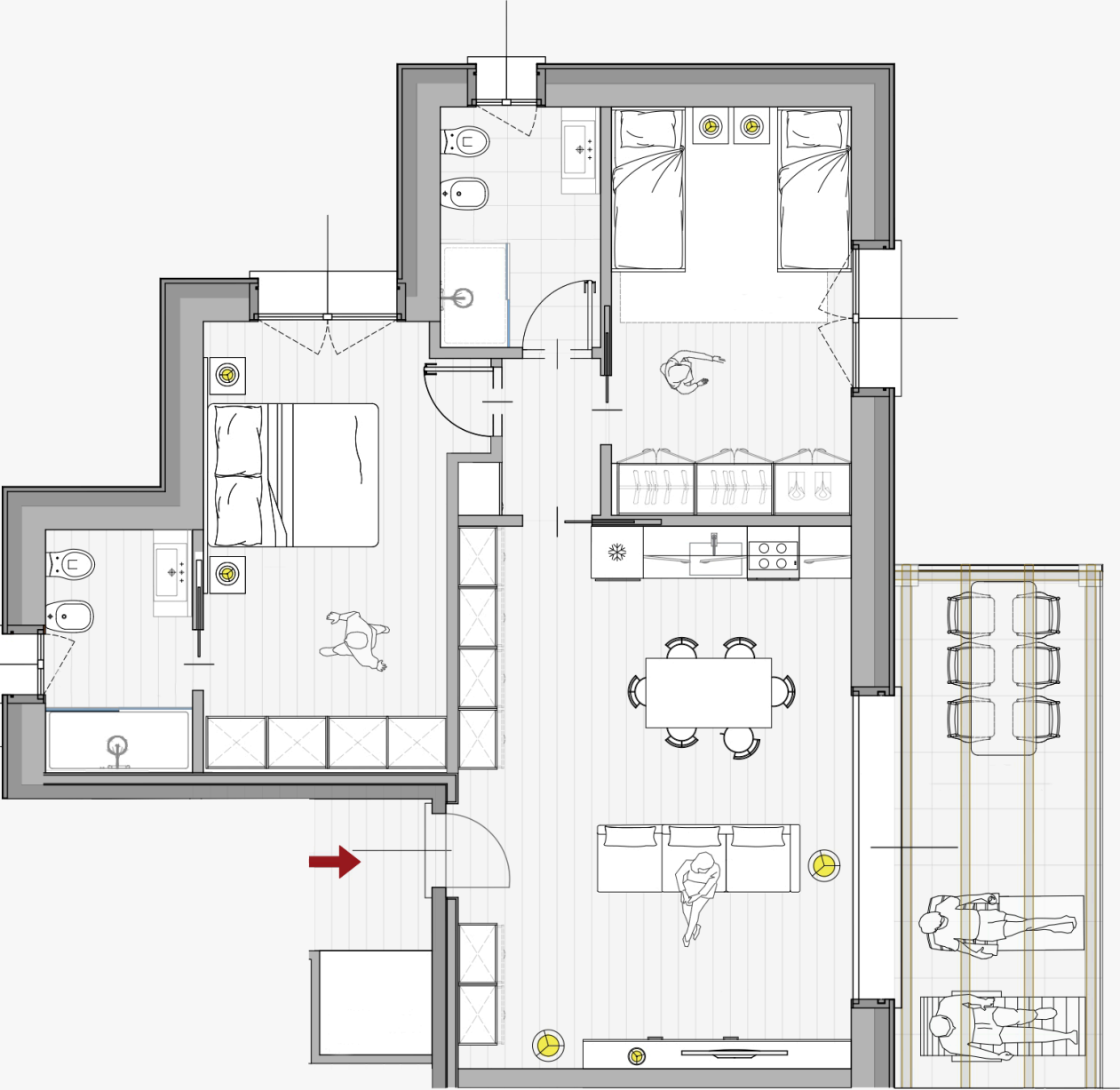
yes
- N° of bedroom

2
- N° of bathroom

2
- Garden

/
- Porch

yes



## INTERIOR PLANNING

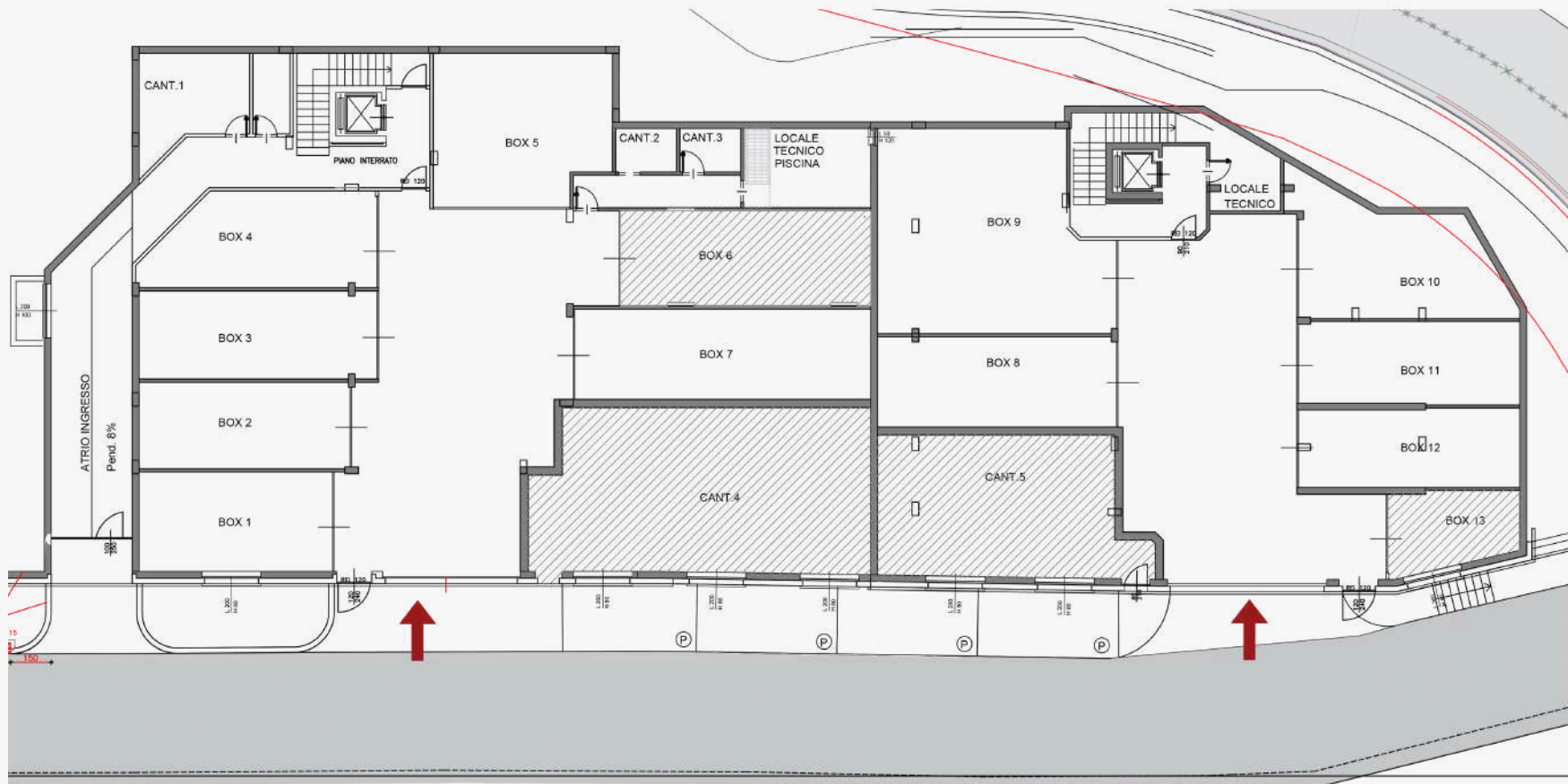
Basement floor

➤ **Box**

Garage N. 1	mq	29,31
Garage N. 2	mq	26,55
Garage N. 3	mq	30,40
Garage N. 4	mq	29,62
Garage N. 5	mq	39,09
Garage N. 8	mq	32,02
Garage N. 9	mq	63,69
Garage N. 10	mq	33,78
Garage N. 11	mq	26,76
Garage N. 12	mq	25,90

➤ Cellar

1	mq	16,46
2	mq	4,40
3	mq	4,43
4	mq	81,36
5	mq	54,51



Potential interior living solution



LIVING ROOM

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Potential interior living solution



LIVING ROOM

## HARMONY IN DESIGN

Every detail is carefully selected to balance comfort, style, and functionality. Textures play a key role in this harmonious combination, with soft fabrics contrasted against smooth surfaces, inviting both touch and admiration.

## TIMELESS ELEGANCE

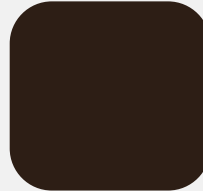
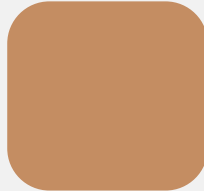
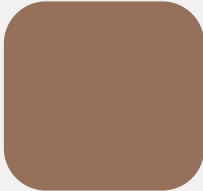
Neutral tones and bold contrasts create interiors that are both warm and sophisticated. Soft beiges and creamy whites form a relaxing backdrop, while accents in anthracite gray and rich mahogany add depth and character.



## BEDROOM AND SERVICES



We carefully select the perfect color palette for each client, ensuring harmony with their lifestyle, personality, and space. Every detail is customized to create a unique atmosphere that reflects their individuality







# “IL BALCONE DI MARNIN ” RESIDENCE

## CONTACT

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GIARDELLI COSTRUZIONI