

# VILLA BELLAGIO

Villa with a stunning lake view, perched on top of a small hill. A peaceful and reassuring retreat, offering a glimpse of the enchanting beauty of the lake and the surrounding mountains. A premium property distinguished by comfort, elegance, and practicality.



## OUR VISION



Our vision is to guide architectural design toward a future where it harmonizes with both nature and society, creating spaces that are not only aesthetically pleasing but also functionally superior and environmentally responsible. We aspire 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, providing comprehensive architectural solutions that address their unique needs and aspirations. We are committed to creating buildings and spaces thoughtfully designed and meticulously planned, contributing to a better environment for present and future generations.

# LOCATION AND SERVICES

The residence is located in the municipality of Menaggio, in a well-served and easily accessible area. Close to the Menaggio e Cadenabbia Golf Club, just over half an hour from the center of Lugano and only 5 minutes from the lakefront of Menaggio.

Although the villa is close to all main services and transport links, it is set in a context of rare tranquility, characterized by the silence and harmony of the surrounding landscape



### TRANSPORT SERVICES

250 meters away



### PHARMACY

1500 meters away



### SUPERMARKET

1500 meters away



### BARS AND RESTAURANTS

250 meters away



## 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

Villa Bellagio is a multi-level villa, comprising a basement, ground floor, first floor, and a generous outdoor area. Surrounded by a spacious garden, the property offers both covered and open parking spaces, and boasts a stunning panoramic view of Lake Como, visible from both the interior of the villa and the surrounding outdoor areas, including the pool, providing a unique and captivating experience

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The privileged location of this residence allows the interiors to be filled with natural light, highlighting the spaces and making them feel even more welcoming.

A charming little balcony further enables one to fully enjoy the panorama, offering a perfect spot for moments of relaxation

## PEACE & BALANCE

With Villa Bellagio, we aim to offer a new lifestyle where comfort, amenities, and privacy are paramount, all encompassed within an elegant and modern design, set in a sustainable environment built to stand the test of time



## THE PROJECT

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



# THE PROJECT

The building 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 stretches to the horizon and every moment becomes an experience of pure well-being and sophistication

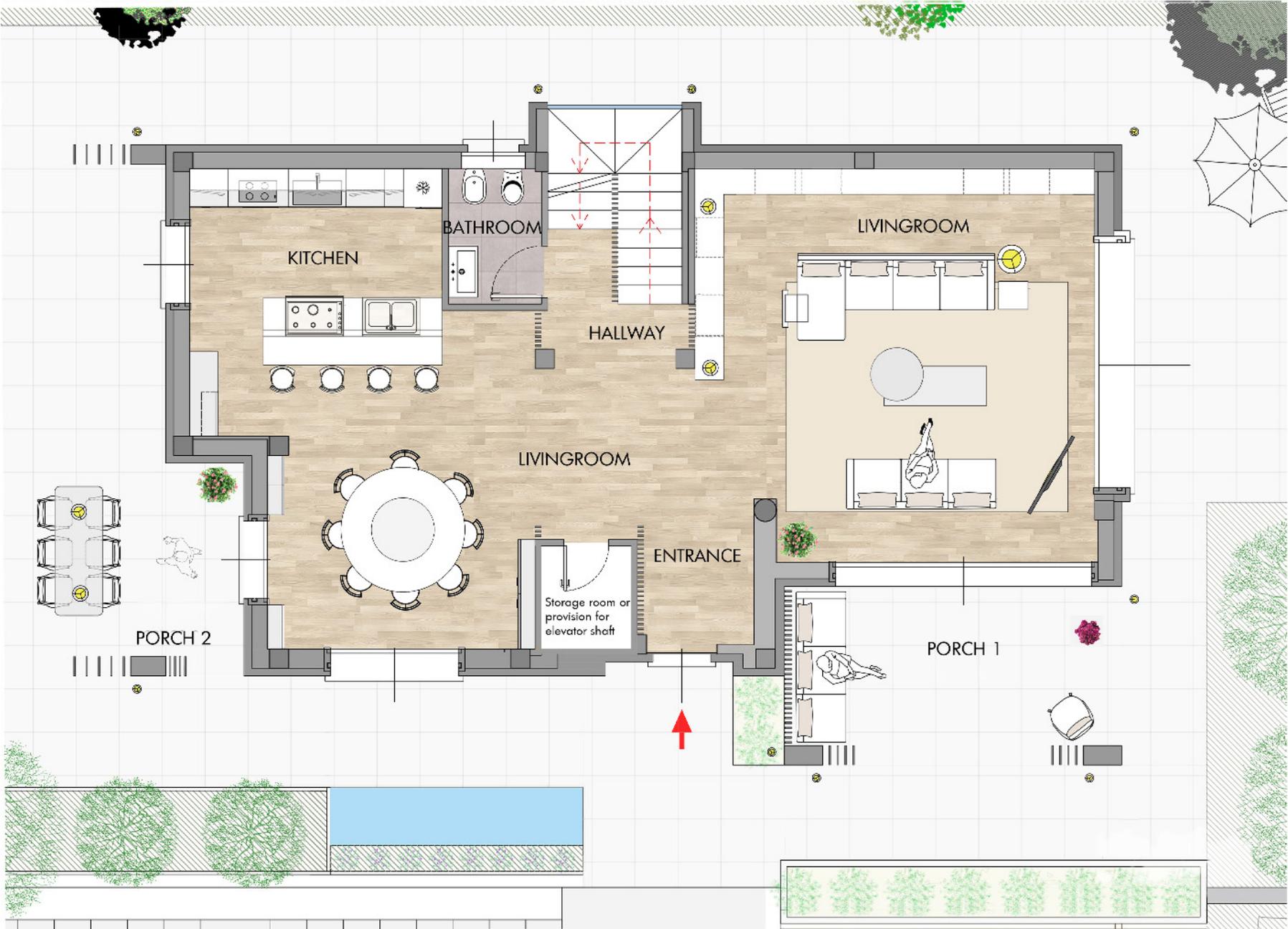


THE PROJECT



# INTERIOR PLANNING

Ground floor



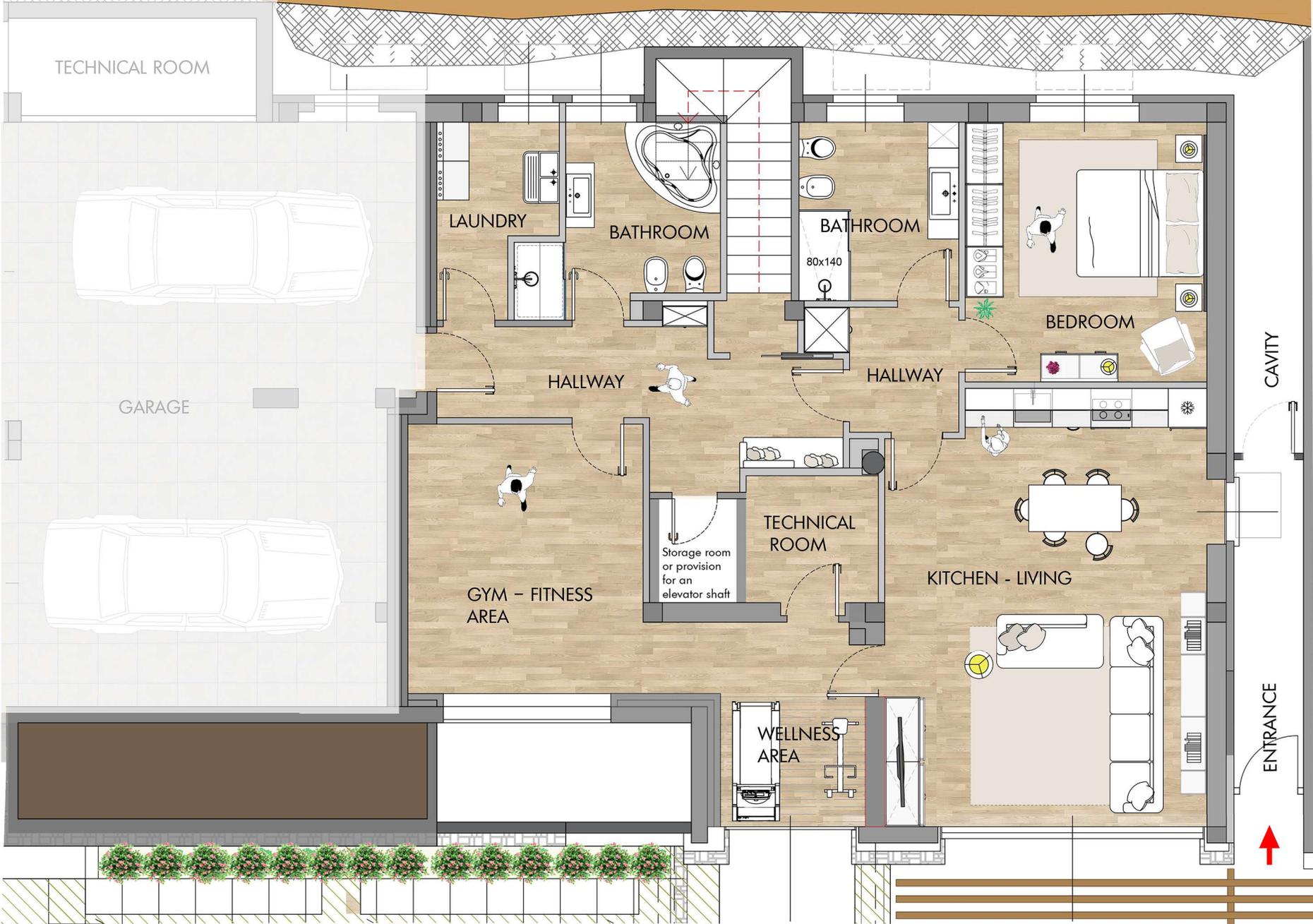
# INTERIOR PLANNING

First floor



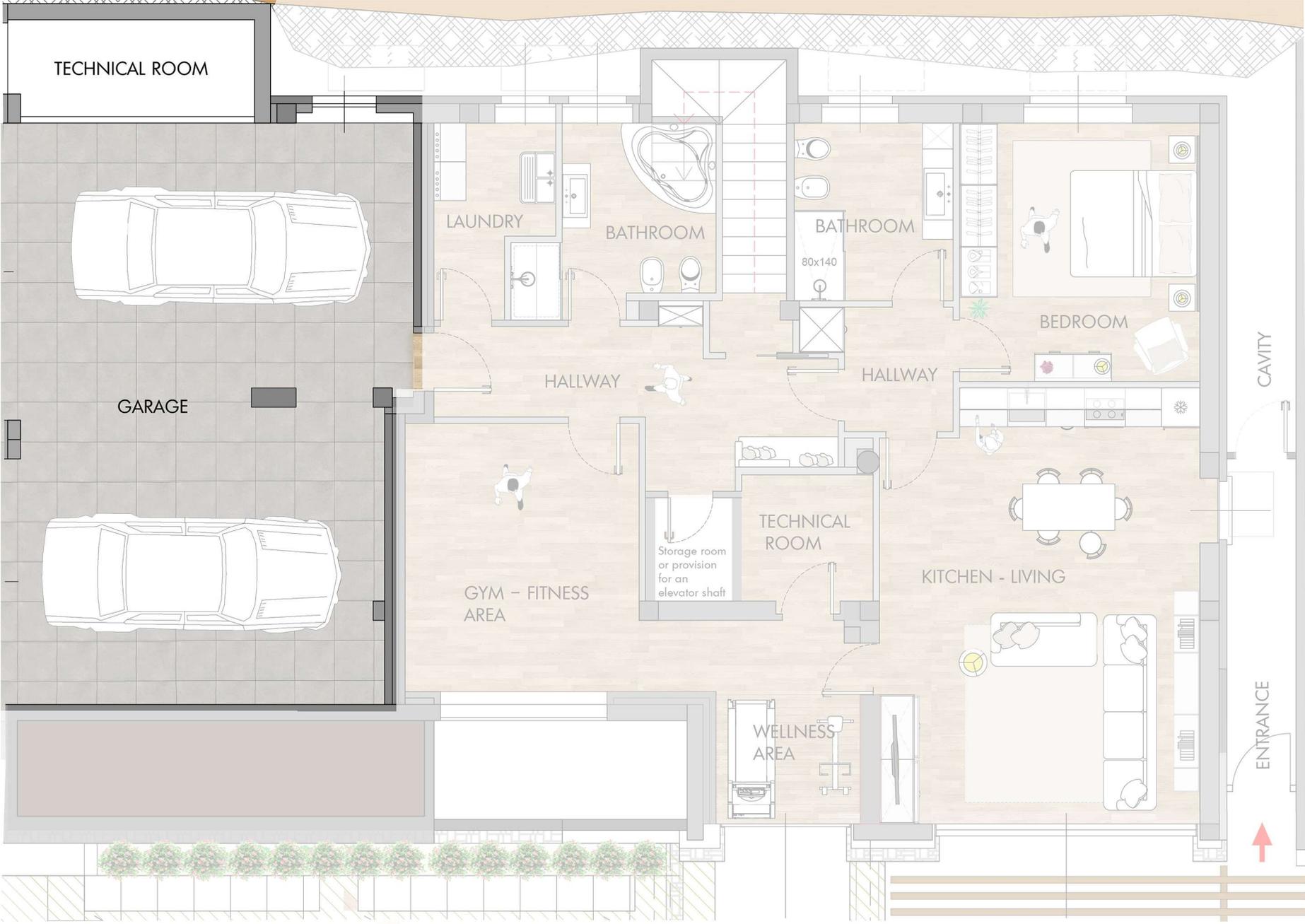
# INTERIOR PLANNING

Basement

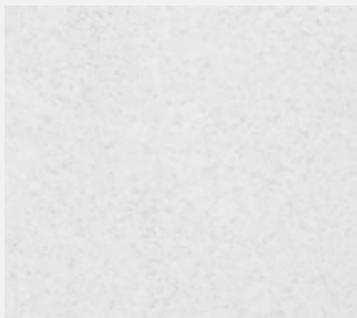
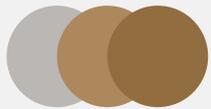


# INTERIOR PLANNING

Basement



Potential interior living layout



LIVINGROOM

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## 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

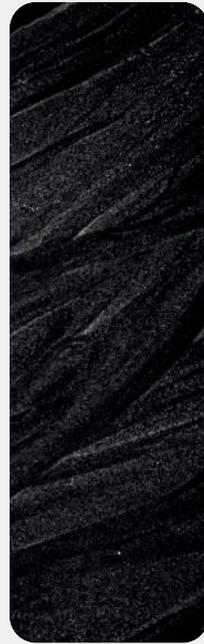
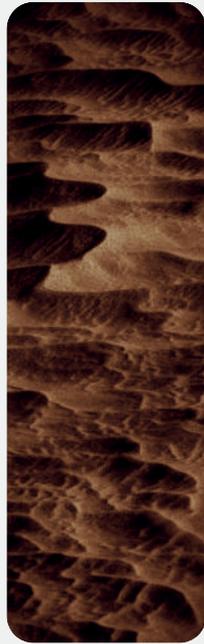
Neutral tones and bold contrasts create interiors that are both warm and sophisticated. Soft beiges and creamy whites form a calming backdrop, while accents of anthracite gray and rich mahogany add depth and character



## BEDROOMS AND SERVICES

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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 individuality





# VILLA BELLAGIO

## CONTACT

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