



THE AREA: OSSUCCIO AND THE COMACINA ISLAND

Ossuccio is a town of pre-Roman origin that overlooks the so-called Zoca de l'Oli, a gulf of Lake Como so named because of the remarkable tranquility of its waters, precisely "smooth as oil".

Fascinating village rich in historical, artistic and archaeology of the Lario. From this magnificent village of the Tremezzina area, among the wonders of its countryside, there is a unique view of the Comacina island.

The Comacina Island, picturesque and unique of Lake Como, is appreciated not only for its lush nature and spledid views, but also for the valuable archaeological and artistic heritage it preserves: it is in fact considered among the most interesting archaeological site in northern Italy for the early Middle Ages.

About 600 meters long and 200 meters wide, the Comacina Island comprises a total area of 6 hectares, largely covered by vegetation lush, typically Mediterranean.

Access to the island is by lake with boarding in Ossuccio (Taxi-boat) or by navigation of Lago di Como, which allows you to disembark directly on the island.

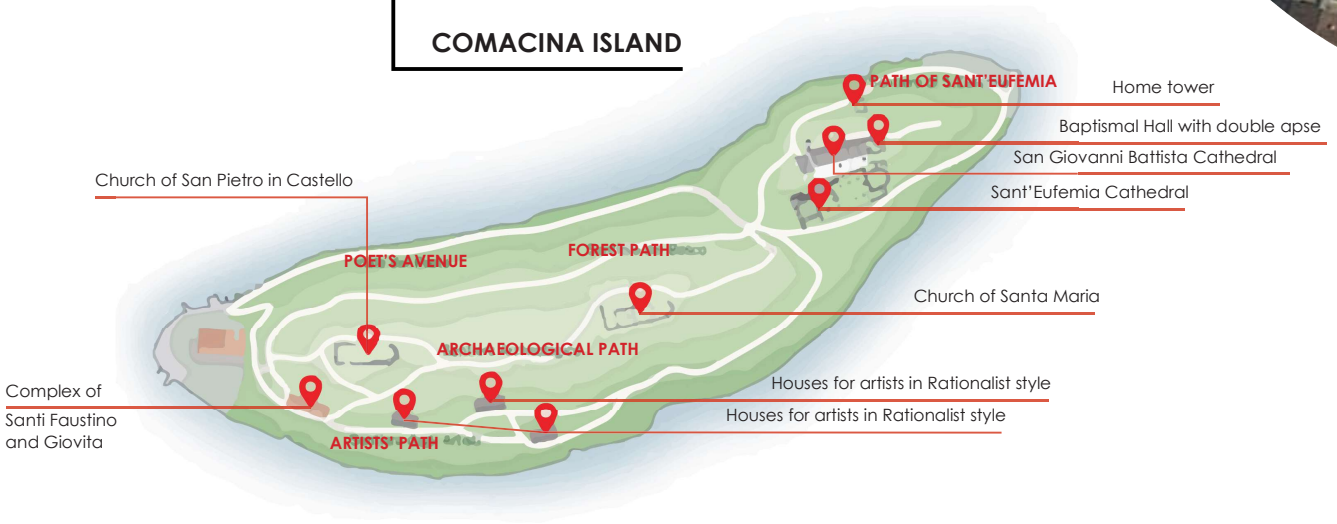

Villa Balbiano
Villa del Balbianello
Villa Carlotta
Villa Melzi
Giardini di Villa Melzi
COMACINA ISLAND
OSSUCCIO
TREMEZZO
BELLAGIO
PLACES OF INTEREST
CULTURAL NODE



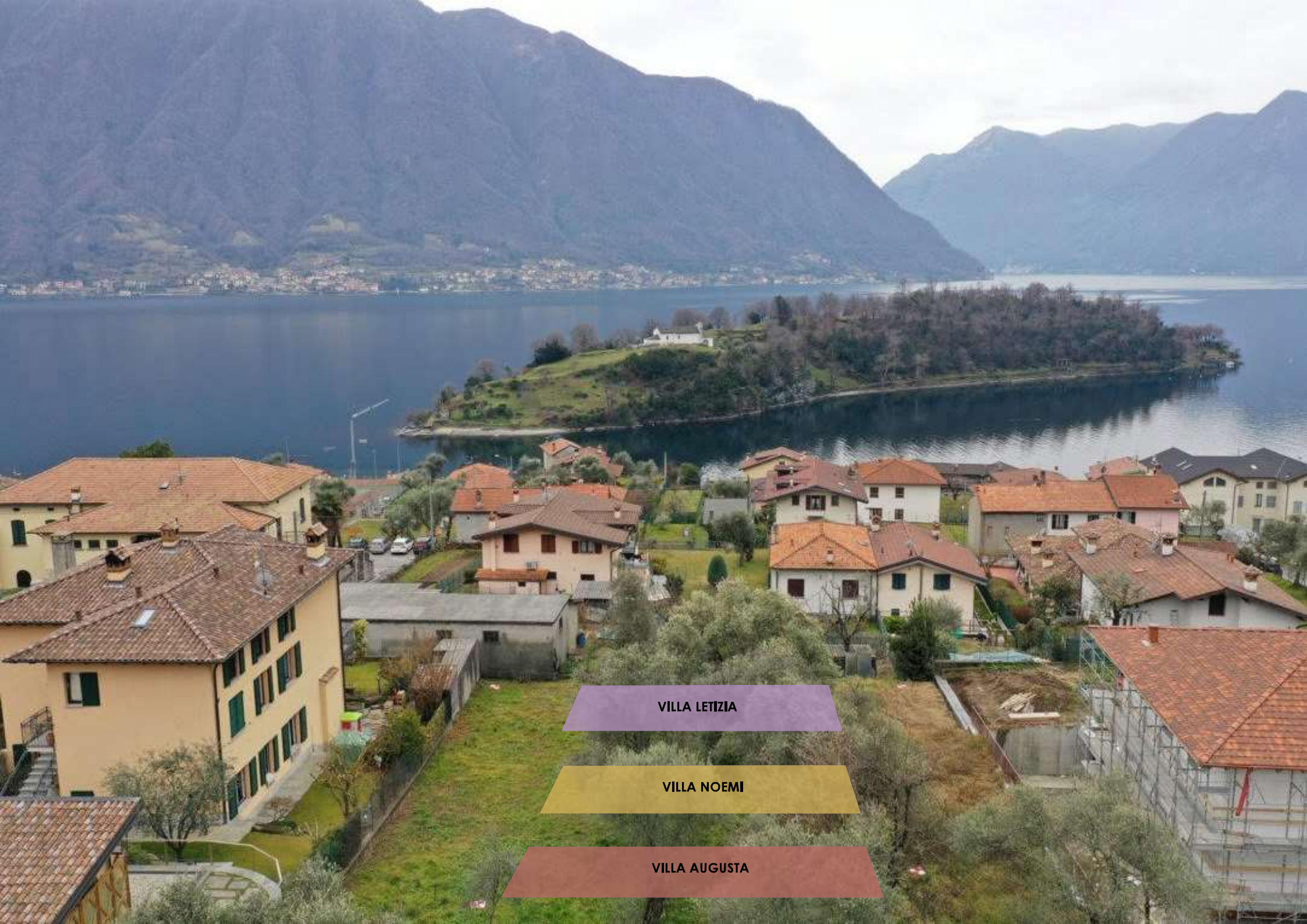


The three Villas will be built on this lot of land

COMACINA ISLAND



ENVIRONMENT ANALYSIS


VILLA LETIZIA
VILLA NOEMI
VILLA AUGUSTA

THE PROJECT
“DOMUS EUGANEE”

The three villas stand one in front of the other on a slightly steep terrain that guarantees all of them an enchanting view of the lake and Comacina Island.

Each of them is spread over three floors and has a garden with swimming pool, private ample spaces.

High-quality finishes, ample space and optimal exposure make them a unique solution in the real estate offering of the area.



- ✓ Direct sales
- ✓ Possibility of customization by the customer
- ✓ Highly energy efficient house
- ✓ Property is compliant with the most recent anti-seismic standards



RENDERING

Outdoor

RENDERING

Outdoor





RENDERING

Living Room

RENDERING

Living Room





RENDERING

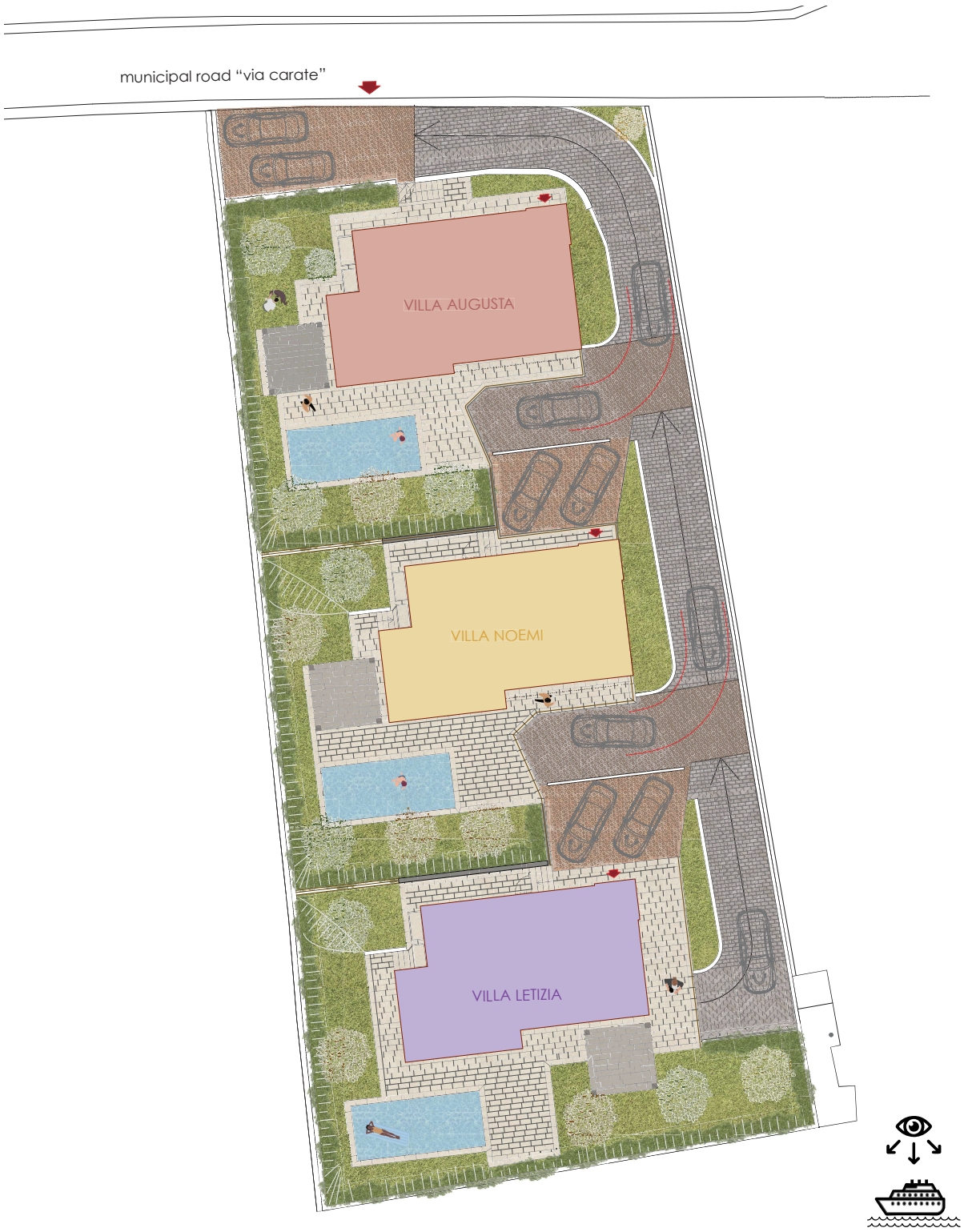
Kitchen

THE THREE VILLAS

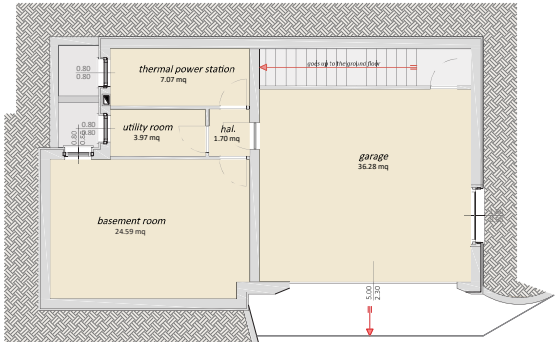
VILLA AUGUSTA

VILLA NOEMI

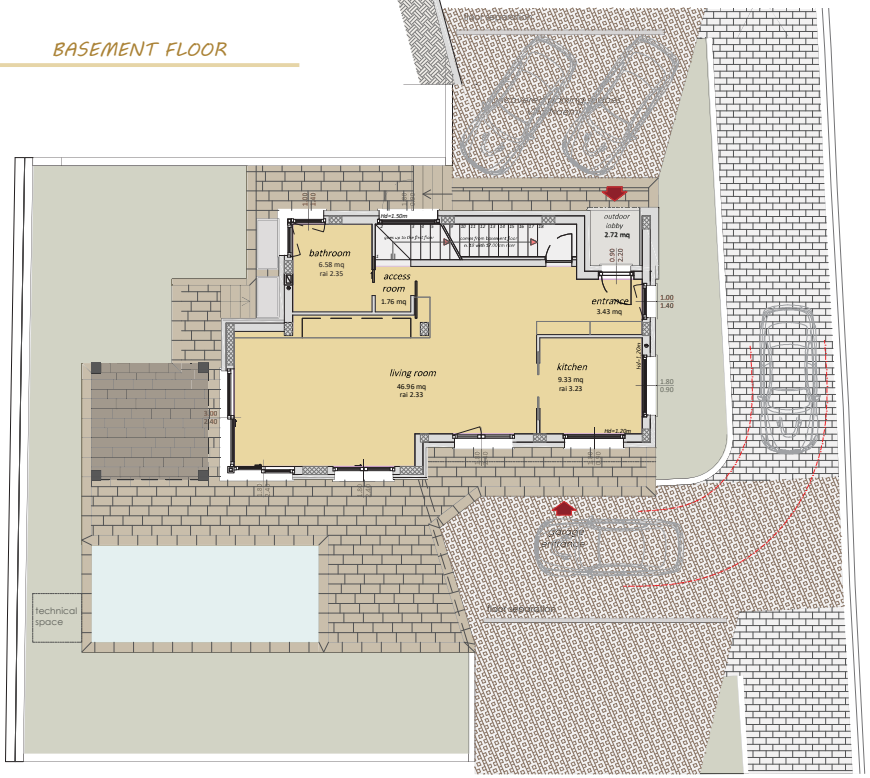
VILLA LETIZIA



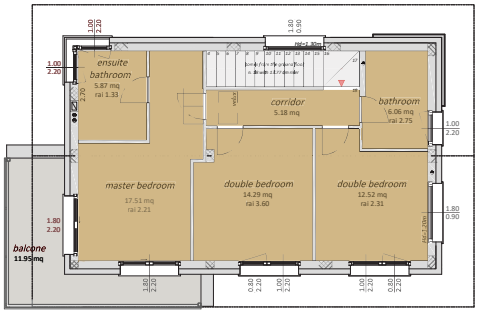
out scale



BASEMENT FLOOR



GROUND FLOOR

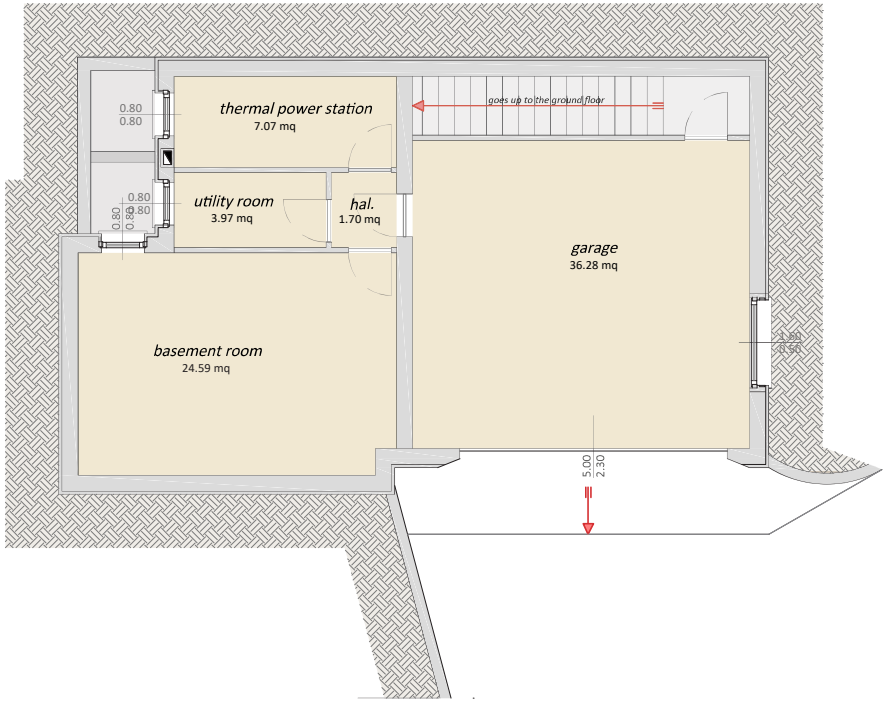


FIRST FLOOR

VILLA NOEMI

ACCESSORIES

garage	36,28 mq
basement room	24,59 mq
thermal power station	7,07 mq
hallaway	1,70 mq
utility room	3,97 mq

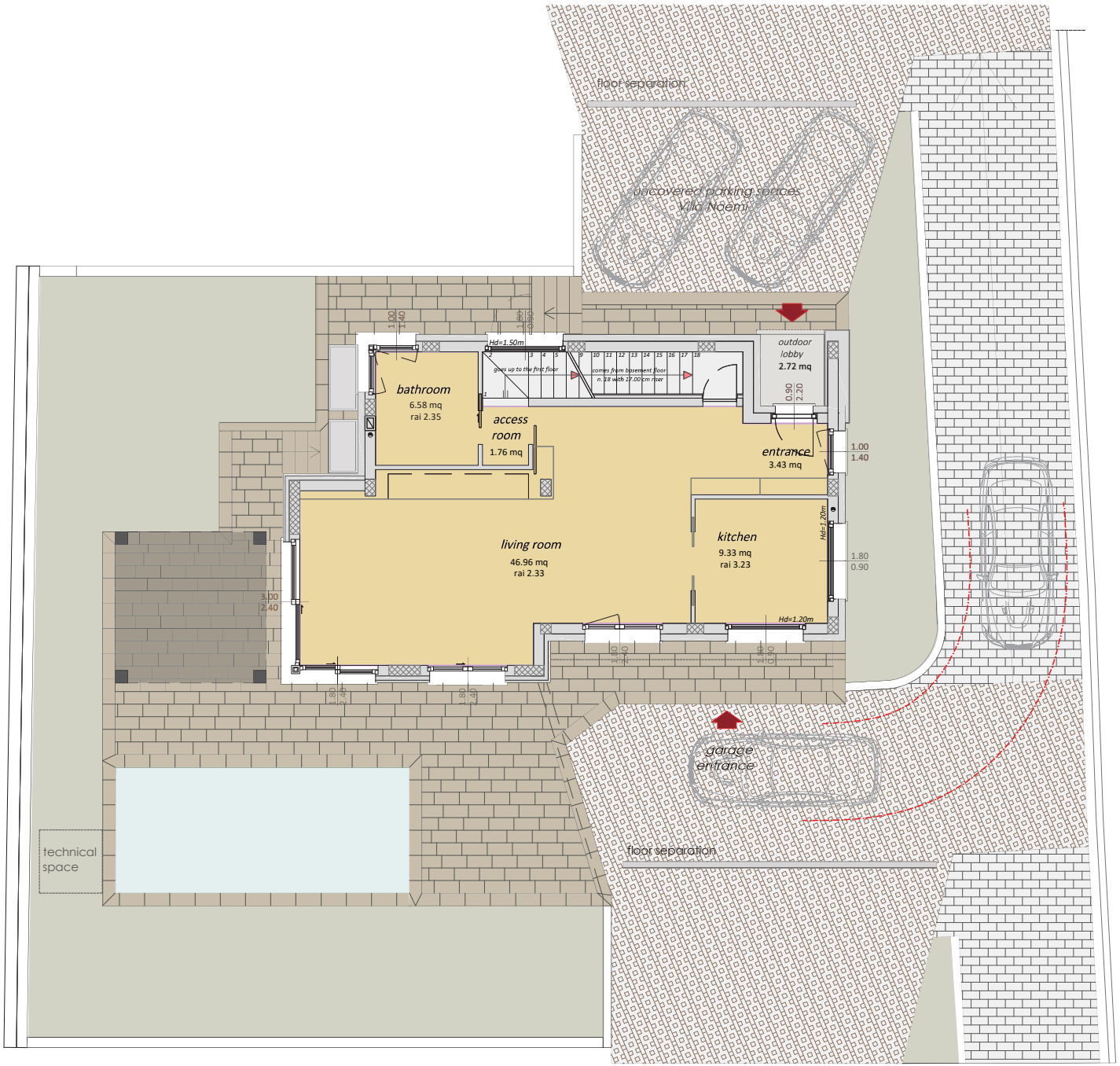


VILLA NOEMI

Basement Floor

N

Scale 1:100



Scale 1:100

LIVING AREA

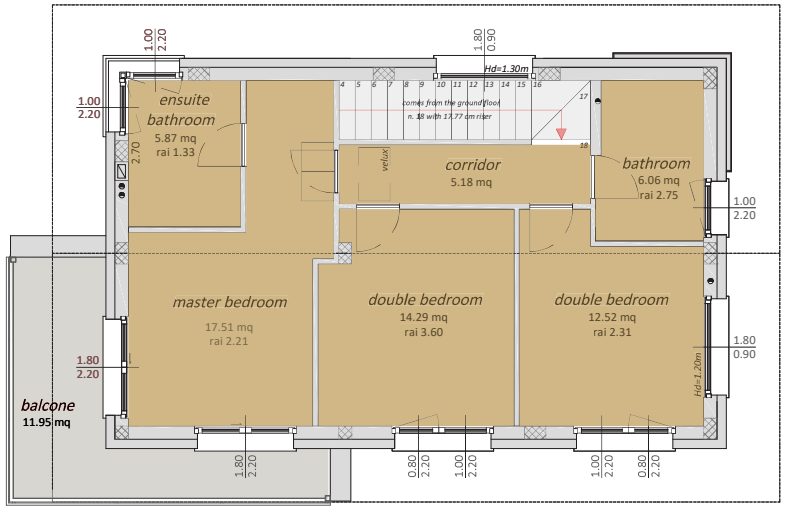
entrance	3,43 mq
kitchen	9,33 mq
living room	46,96 mq
hallaway	1,76 mq
bathroom	6,58 mq

VILLA NOEMI

Ground Floor

SLEEPING AREA

corridor	5,18 mq
master bedroom	17,51 mq
ensuite bathroom	5,87 mq
double bedroom	14,29 mq
double bedroom	12,52 mq
bathroom	6,06 mq



VILLA NOEMI

First Floor

Scale 1:100