



## 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.

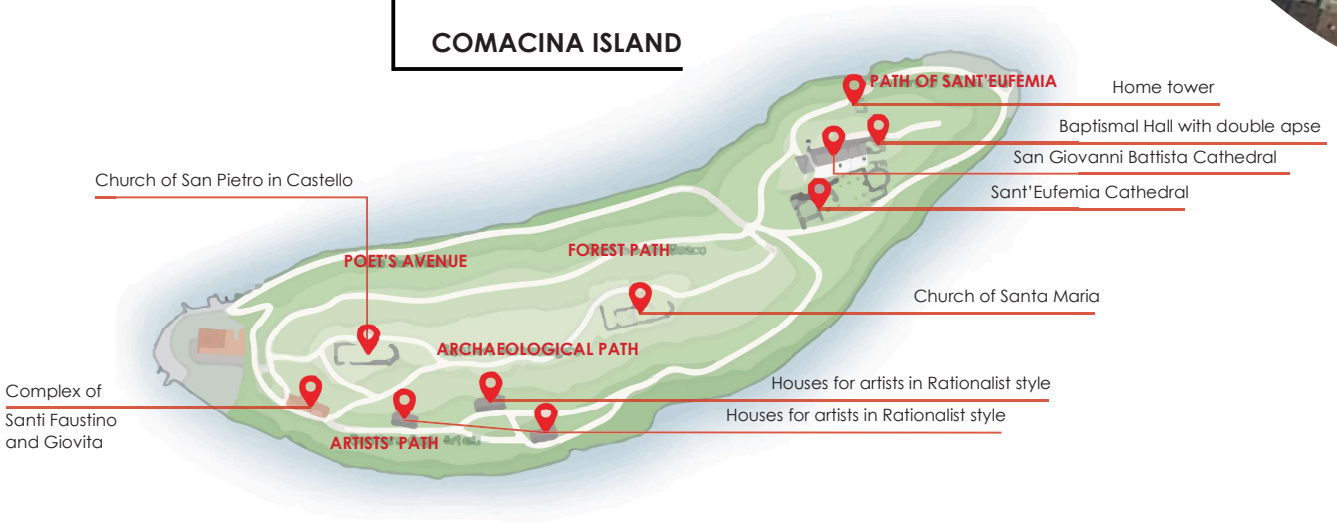

Villa Balbiano
Villa del Balbianello
Villa Carlotta
Villa Melzi
Giardini di Villa Melzi
COMACINA ISLAND
OSSUCCIO
TREMEZZO
BELLAGIO
PLACES OF INTEREST
CULTURAL NODE



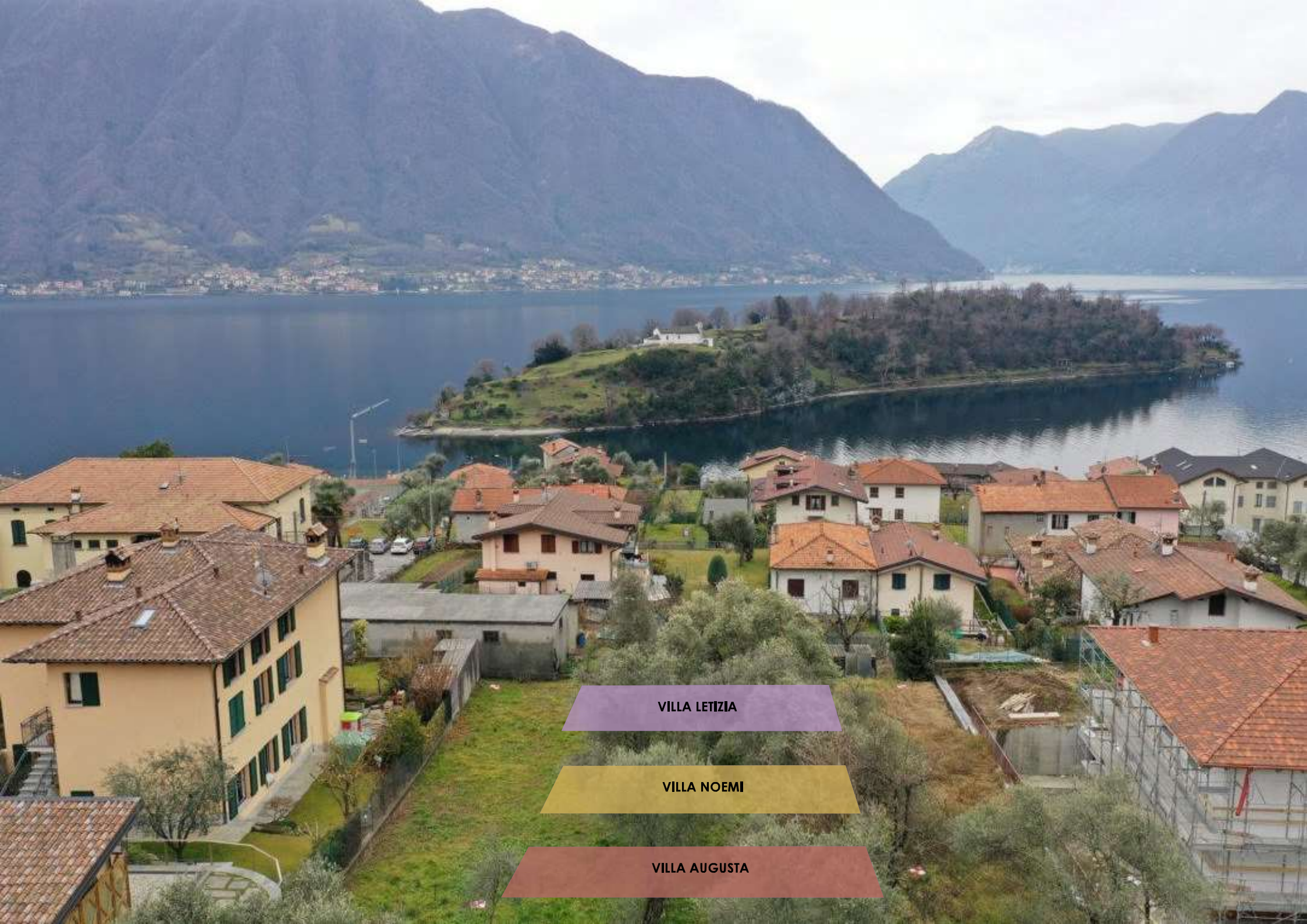


**The three Villas will be built on this lot of land**

**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

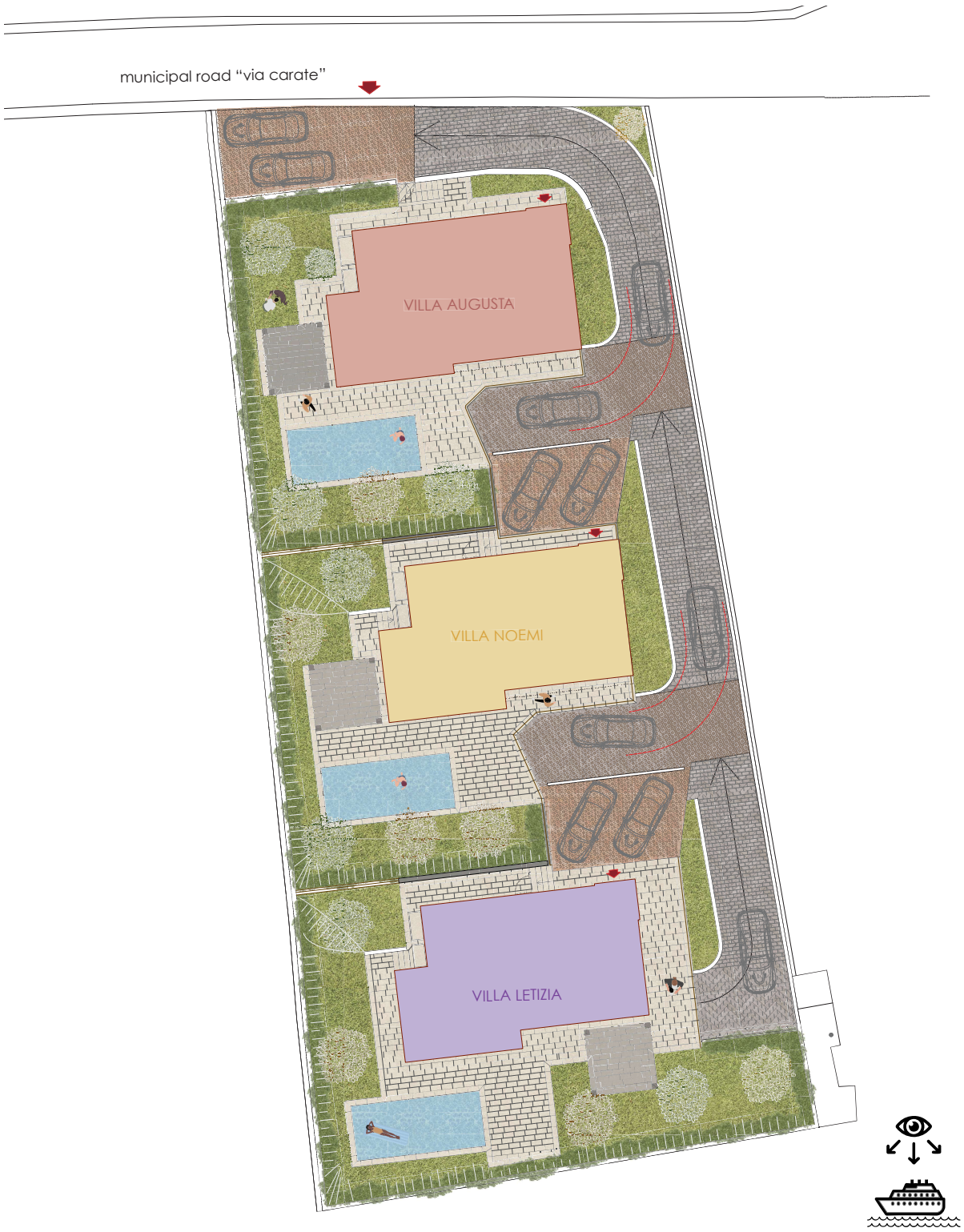
Kitchen

# THE THREE VILLAS

VILLA AUGUSTA

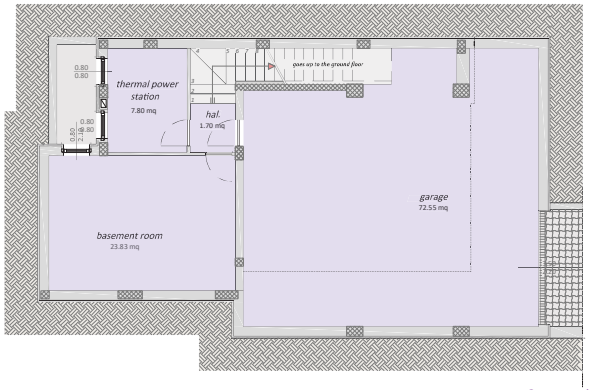
VILLA NOEMI

VILLA LETIZIA

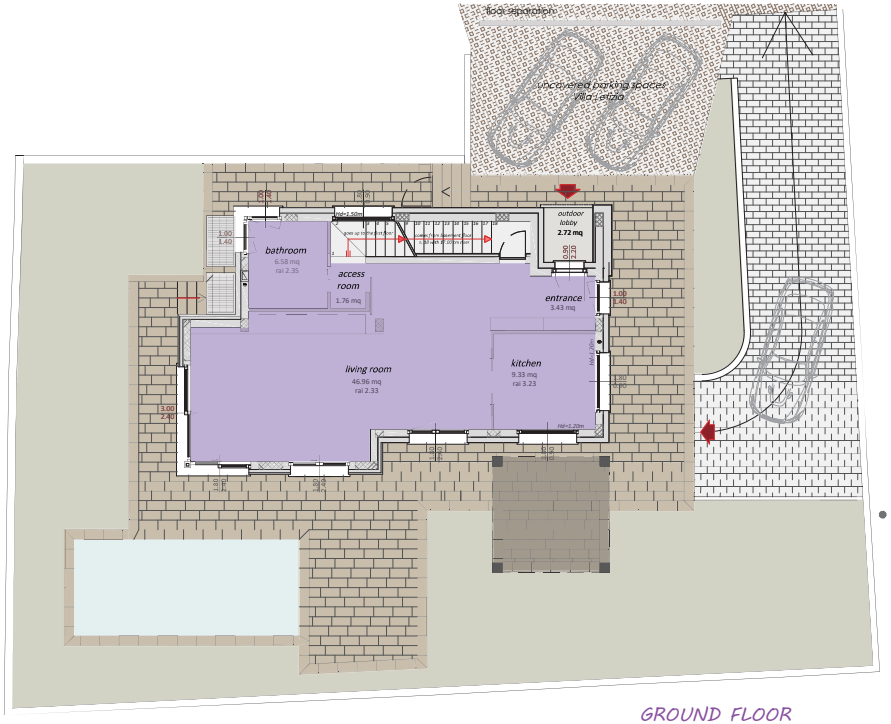



out scale

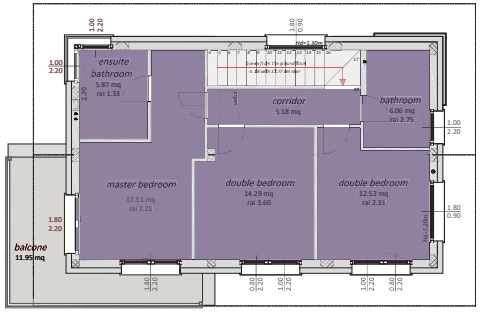
# VILLA LETIZIA



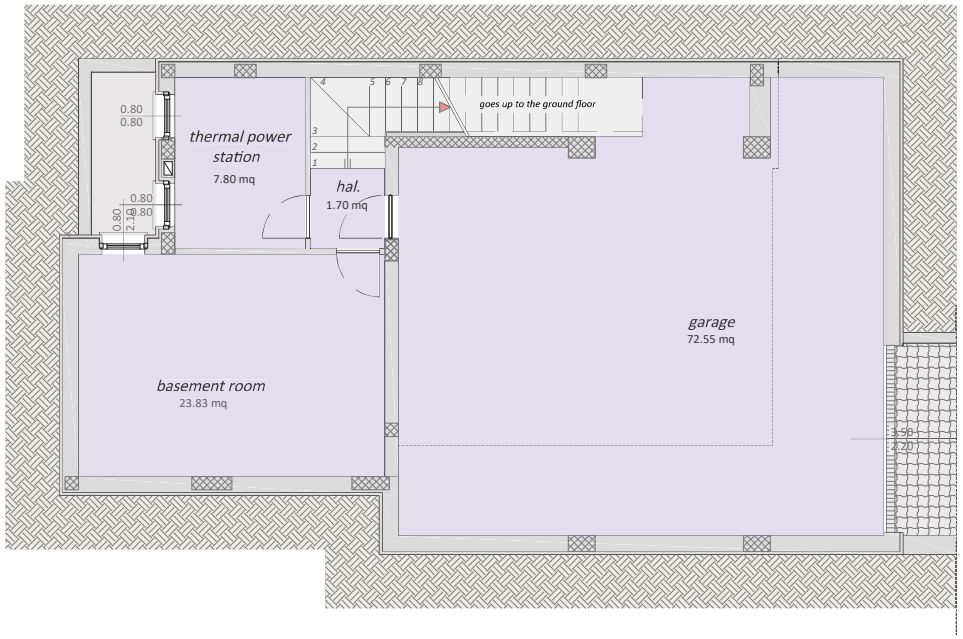

BASEMENT FLOOR




GROUND FLOOR




FIRST FLOOR




N

Scale 1:100

## ACCESSORIES

| | |
|---|---|
| garage | 72,55 mq |
| basement room | 28,83 mq |
| thermal power station | 7,80 mq |
| hallaway | 1,70 mq |

# VILLA LETIZIA

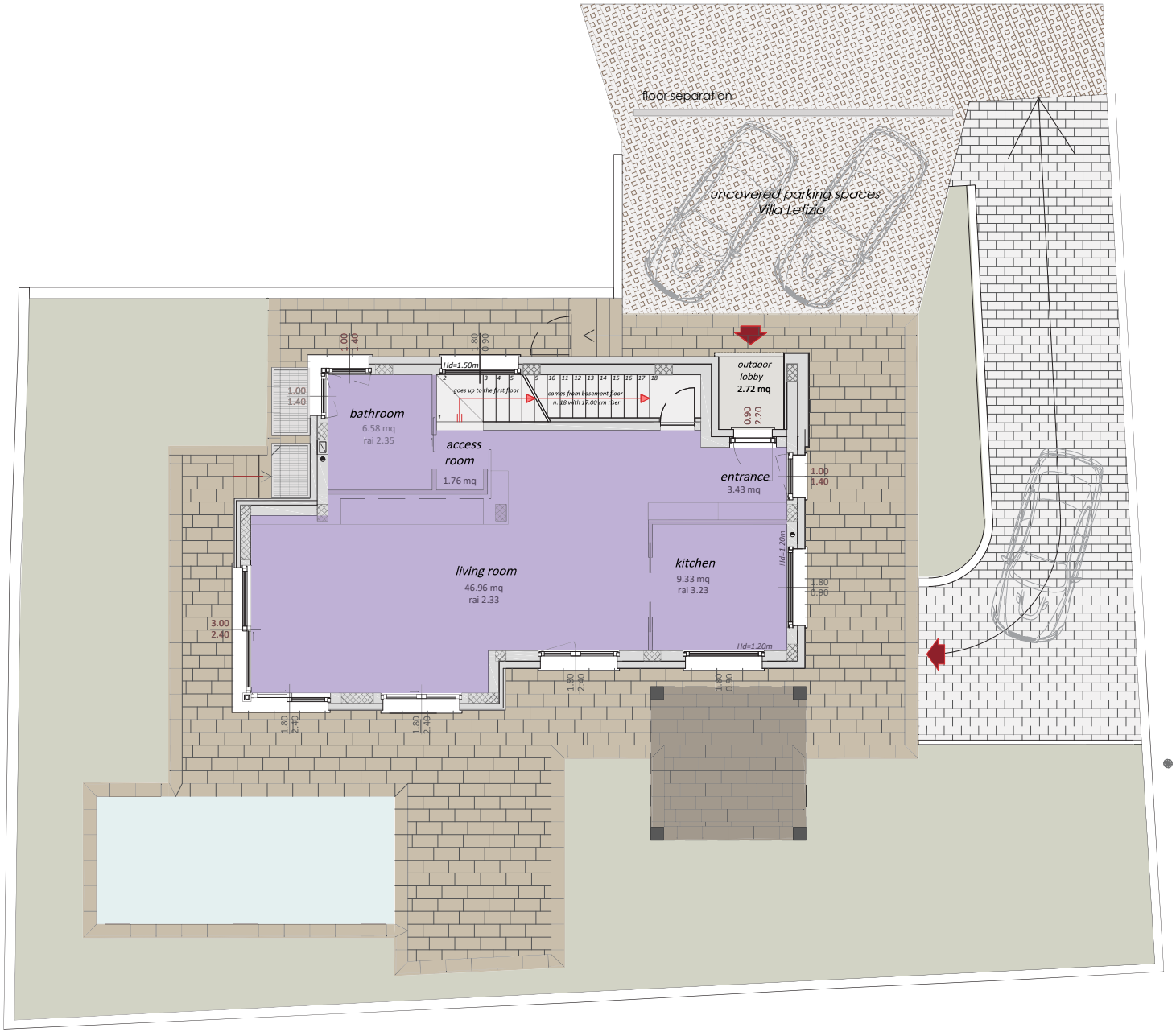
Basement Floor

## LIVING AREA

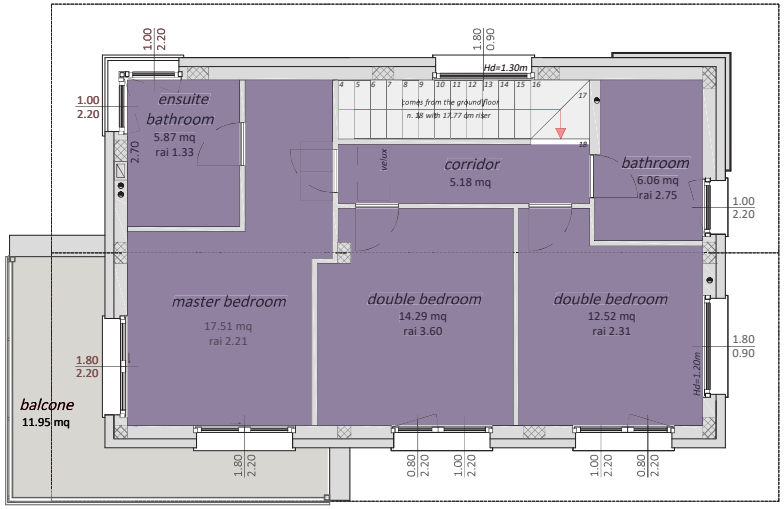
| | |
|---|---|
| entrance | 3,43 mq |
| kitchen | 9,33 mq |
| living room | 46,96 mq |
| access room | 1,76 mq |
| bathroom | 6,58 mq |

# VILLA LETIZIA

Basement Floor




Scale 1:100




Scale 1:100

## 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 LETIZIA

First Floor