



## Villa Flavia in Como



### General characteristics

 150 m<sup>2</sup>  5  5

Villa Flavia is a private estate set on the western side of Lake Como, one of the most beautiful natural landscapes in the world. It is perfect for events, photo and video shootings. The Villa was built in the early '40s by a famous architect, key figures of the Italian Rationalism. For its great artistic and architectural value, Villa Flavia has been classified as a historical monument by the Italian Ministry of Culture. Both its spacious external and internal spaces are at the guests disposal with their comforts. They can enjoy the exclusive feature of Villa Flavia: the perfect synthesis between architecture and landscape. #CUT# Easily reachable by land and by the lake and strategically located at only 20 km from the highway to Milan and Switzerland, Villa Flavia is the ideal solution for private and business events also. In front of the Villa there are two spacious parking areas and, for those arriving by lake, there are two marinas where it is possible to berth private or charter boats. #CUT# Main villa Facing one of the most romantic Lakes in the world and set amongst its beautiful garden, Villa Flavia stands in front of the Comacina Island and offers a stunning view. In the privacy of a private villa, guests can enjoy the facilities of an hotel stay. They can enjoy their meals outside or inside, admiring the beauty of the surrounding landscape. The property is open all year round, equipped with every functional comfort, SPA and private parking. The strategic position of the estate and the magnificent landscape in which Villa Flavia is sited, make it an ideal place for any kind of holiday that Lake Como can offer: relaxing, sport, cultural and eno-gastronomic holidays. Villa Flavia is equipped with the most up-to-date amenities such as Apple Tv, satellite Tv with Led 3D screen and USB connection (in the movie room and in the bedrooms), Hi-Fi with iPod support, wi-fi in the whole Villa and air-conditioning in the bedrooms. The Villa can be rented for short stays (minimum 3 nights). Upon request, butler and private chef service are available. Small dogs are allowed. The bedrooms are all on the first floor 4 double bedrooms 1 twin bedroom Bathrooms 1 floor/sleeping area 1 ensuite in the master bedroom 1 bathroom with shower 1 service bathroom Ground floor 1 service bathroom Basement spa area 1 service bathroom + shower Annex The is included in the estate of Villa Flavia. Completely renovated, the annex offers the same highest quality standards of the main villa. It develops on a surface of approx. 80 sqm divided in two levels: kitchen (with fireplace) and bathroom on the ground floor; one double room, bathroom and a spacious living room (convertible to a comfortable second double room) with bar area. Both bathrooms are big, finely furnished and provided with rain shower. The annex is equipped with the most up-to-date amenities such as satellite Tv Led 3D and USB connection (in the living room and in the bedroom), Hi-Fi with iPod support, wi-fi and air-conditioning. It can be rented for short stays, weekends and also for one night. Upon request, butler and private chef service are available. Small dogs are allowed. Amenities External and heated swimming pool (8,5 x 3 mt.) with lake view. • Hydro-massage tub for 4 places. • Wellness area and Spa (hydro-massage tub and sauna). • Air conditioning in bedrooms. • Wi-Fi. • Cinema area with TV 60" and SKY. • TV 40" with Apple TV in bedrooms. • Hi-Fi. • Nespresso coffee machine. • American coffee machine. • Microwave. • Washing machine and hair-dryer. • Dishwasher. • BBQ. • Tasting area with wine cellar. • Hair-dryer. • Hammock. • Ice machine. • Safe. • Garden furniture. • Private car park. • Two

bicycles. • Structure with local staff. • Getting ready of breakfast. • Welcome cocktail. • Bedding changes twice a week. • Bath and swimming pool towels changes twice a week. • Cleaning every Saturday and end of stay. • Mid-week cleaning. • Swimming pool cleaning. • Extra kit of two double king size blank sheets for emergencies available in a visible place. • Extra kit of two single blank sheets for emergencies available in a visible place. • Electric power. • Hot and cold water. • Gas for cooking. • Central heating. • Air conditioning (in bedrooms) • Internet connection. Bathrooms Soaps Toilet rolls Complimentary set (single packs of soaps, shower foam, shampoo, balm) Towels for guests Bedrooms Led TV 40" with Apple TV Apple TV Safe Luggage rack Blank sheets and pillowcases Slippers Kitchen Dishwasher Oven Microwave oven Fridge Freezer Nespresso coffee machine Kettle Mixer Kitchen paper rolls Plates, glasses, cutlery and pots Cotton/linen table cloths and napkins Kitchen cleaning kit (sponge, dish detergent, dishwasher detergent, bags for recycling) Set for cooking (oil, vinegar, salt, pepper, flour, ...) Spa Sauna with chromo-therapy Hydro-massage (4 places) Shower Bath towels for the guests Cinema Led TV 60" with satellite Playstation Extra not included and on request Concierge Personal cook External laundry service Boat hire service Baby sitting Massage Hairdresser Car with driver Personal Shopper Distances and leisure activities Boat/canoe/paddle/surf/pedalo rent - 300 mt walk Tennis court - 200 mt walk Isola Comacina visit - 300 mt walk Sacro Monte di Ossuccio tour - 1500 mt walk Grand Hotel Tremezzo - 2 min. drive Villa Balbianello visit - 1,6 km (5 min. drive/5 min. by boat) Villa Carlotta gardens visit - 4 km (7 min. in auto) Bellagio visit - 9 km (40 min. car+ferryboat/10 min. by boat) Menaggio visit - 9 km (20 min. drive/10 min. by boat) Villa d'Este in Cernobbio visit - 20 km (15 min. by boat/30 min. drive) Villa Erba in Como visit - 20 km (15 min. by boat/26 min. drive) Villa Olmo in Como visit - 23 km (15 min. by boat/30 min. drive) Shopping in Como - 25 km (20 min. by boat/40 min drive) Shopping in Lugano - 49 km (50 min. drive) Shopping in Milano - 74 km (1 hr. and 14 min. drive) Shopping in St.Moritz - 106 km (2 hr. drive) Menaggio Golf Club - 12km (22 min. in auto) Lido di Ossuccio "I Magnifici" snack bar and pizzeria - 50 mt walk "Il Parco" snack bar - 250 mt walk "Tremezzina" Bar - 1 km - (3 min drive) "Osteria del Giuanin" restaurant in Ossuccio - 500 mt walk "San Giovanni" Inn in Ossuccio - 700 mt (3 min. walk) "Il Grifo" restaurant in Lenno - 700 mt (3 min. walk) "Ranch" restaurant and Pizzeria in Lenno - 1 km (5 min. walk) "Il Cris" Pizzeria in Lenno - 1,8 km (5 min. drive) "La Fabbrica del Gelato" ice cream shop in Lenno - 2,4 km (7 min. drive) "Locanda dell'Isola Comacina" restaurant - 00 mt walk+barca "La Tirlindana" restaurant in Sala Comacina - 1,3 km (2 min. boat/3 min. drive) "La Comacina" Restaurant in Sala Comacina - 1,5 km (3 min. drive) "La Darsena" restaurant in Tremezzo - 4 km (8 min. drive) "La Piazzetta" restaurant in Argegno - 5 km (9 min. drive) La P'osteria" restaurant in Argegno - 5 km (9 min. drive) "Belvedere" restaurant in Argegno - 5 km (9 min. drive) "Imperialino" restaurant in Moltrasio - 19 km (25 min. drive) "La Brea" restaurant in Dizzasco - 7 km (12 min. drive) Ossuccio Lido - 50 mt walk Lenno Lido - 1,5 km (5 min. drive) Cadenabbia Lido - 6 km (10 min drive) Ossuccio Post office - 500 mt walk Chemist's in Lenn - 1 km (3 min. drive/15 min. walk) Gas station - 1 km (3 min. drive) Supermarket - 1 km (3 min. drive/5 min. walk) Flower shop - 1,6 km (4 min. drive) Carabinieri (Police station) - 1 km (3 min. drive/5 min. walk) Baker - 700 mt (3 min. walk) Newsagent - 700 mt (3 min. walk) Bus stop - 50 mt walk Como train station "San. Giovanni" - 25 km (35 min. drive) Chiasso train station - 26 km (40 min. drive) Malpensa airport - 70 km (1 hr drive) Milano Linate airport - 90 km (1hr 15 min. drive) Lugano-Agno airpor - 50 km (1 hr drive) Surroundings Lake Como is surely one of the most famous and charming places in the world, one of the favourite destinations of international tourism for the beauty of its landscape and the presence of many famous villas, ex-summer residences of historical noble families of Lombardy. In the past Lake Como has been chosen as movie location by international directors like John Irvin for "A month by the Lake", Marleen Gorris for "Luzhin defense" and George Lucas for "Star Wars episode II-attack of clones". This last one right near Villa Flavia. The area of Ossuccio is called Zoca de l'oli (valley of oil), because of the presence of vast olive groves, unusually blooming at such latitude, and the particularly mild climate of this area make it possible to grow Mediterranean herbs. But it is also a land rich in history, legends and monuments such as the very famous tower bell of Romanic time, next to the complex of Santa Maria Maddalena, right in front of Villa Flavia.

GENERAL INFORMATION	OPTIONS	SPECIAL FEATURES	INFRASTRUCTURE
Country Italy	Area 150 m <sup>2</sup>	View on the water +	City center 500 m
Region Lake Como	External area 1000 m <sup>2</sup>	Pool +	Promenade 500 m
City Como	Sleeping places 10	Front line -	Aeroporto 70 km (MXP)
Type Villa/house	Rooms 7	Terrace/balcony +	Medical center 4.5 km
Conditions Agricultural use	Bedrooms 5	Garage/Parking +	Market 1.5 km
Heating Autonomy	Bathrooms 5	Dock -	Fitness club 1.3 km
Energy class A+ (< 14 kWh/m2)		Private beach -	Ski resort 100 km
		Panoramic glazing +	Thermal spa resort 100 km
		Private garden +	Sea 225 km
		Common garden -	Restaurant 500 m
		Furniture +	Golf Club 5 km
		Guest parking +	
		Gym / Spa -	
		Banqueting hall -	
		City center -	
		Ready project -	



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