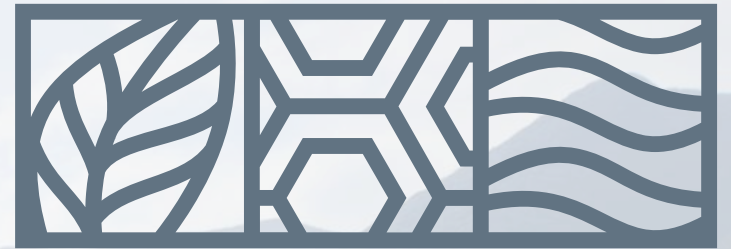




LUMINA



LUXURY LIVING RESIDENCE

NESSO, LAKE COMO

A modern, multi-story house with balconies overlooking a large lake and mountains. The house features a light-colored facade and dark wood accents. The balconies are furnished with outdoor seating and potted plants. The background shows a vast lake and forested mountains under a clear sky. The foreground is filled with lush green foliage and pink flowers.

*A new perspective on
beauty, light, and living*

LOCATION

On the quiet eastern shore of Lake Como, in Nesso

Between Como and Bellagio,
where authentic nature meets refined living.





THE CONCEPT

A boutique residential project born from light and balance.

Lumina 32 redefines lakeside living through timeless architecture, contemporary comfort, and an intimate connection with nature.



**SIX EXCLUSIVE HOMES,
ONE VISION**

1 VILLA

Two levels, private gardens,
panoramic terraces

5 APARTMENTS

From one-bedroom
to duplex layouts

Each home designed for privacy, space
and light, blending contemporary
elegance with the serenity of Lake Como



RES. 1

108 SMQ

Apartment

33 SMQ

Covered loggia

62 SMQ

Terraces

35 SQM

Garden

1ST FLOOR

APARTMENT

RESIDENCE 1 (1ST FLOOR)

- Open-plan living and kitchen
- Two bedrooms, two bathrooms and an additional utility room





RES. 2

93 SMQ

Apartment

44 SMQ

Covered loggia

36 SQM

Garden

2ND FLOOR

APARTMENT

RESIDENCE 2 (2ND FLOOR)

- Private entrance via elevator or pedestrian access
- Flexible design to suit individual lifestyle



DUPLEX



190 SMQ

Apartment

38 SMQ

Covered loggia

142 SMQ

Terraces

80 SQM

Garden

**3RD-4TH
FLOOR**

DUPLEX

LOWER LEVEL (3RD FLOOR)

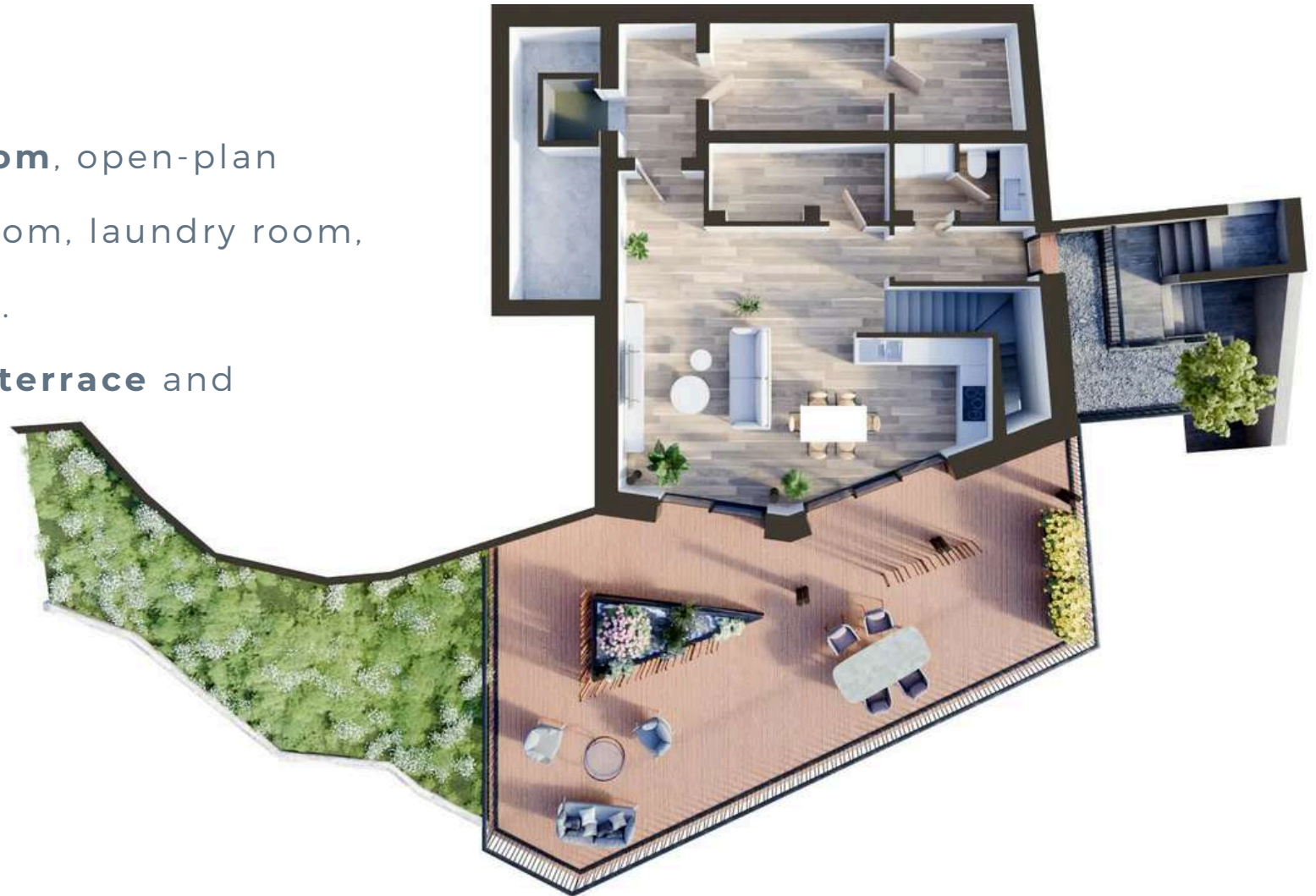
- The sleeping quarters, with **bedrooms** and bathrooms
- Direct access to the **large terrace**



D U P L E X

UPPER LEVEL (4TH FLOOR)

- **Double living room**, open-plan **kitchen**, a bathroom, laundry room, and utility spaces.
- Partially covered **terrace** and exclusive **garden**





RES. 4

90 SMQ

Apartment

40 SMQ

Covered loggia

119 SQM

Garden

5TH FLOOR

APARTMENT

RESIDENCE 4 (5TH FLOOR)



- Triple exposure ensures natural light all day
- Flexible layout: one or two bedrooms + study

RES. 5



110 SMQ

Apartment

26 SMQ

Covered loggia

36 SMQ

Terraces

58 SQM

Garden

7TH FLOOR

APARTMENT

RESIDENCE 5 (7TH FLOOR)

- Two bedrooms, two bathrooms
- Bright open-plan living with full-height windows



VILLA



254 SMQ

Apartment

105 SMQ

Covered loggia

110 SMQ

Terraces

275 SQM

Garden

2 LEVELS

VILLA

LOWER LEVEL (8TH FLOOR)

- Expansive **living** and **dining area** with panoramic **lake view**
- **Open-plan kitchen** and service rooms
- Direct access to **large terraces** and private **gardens**



VILLA

UPPER LEVEL (9TH FLOOR)

- **Four bedrooms**, each opening to outdoor spaces
- Panoramic terrace and **rooftop garden**



THE INTERIORS

**Bright
open
and timeless**

Interiors crafted for comfort, customization, and harmony.

Natural materials and bespoke finishes define an atmosphere of calm luxury.





QUALITY & SUSTAINABILITY

Built to top energy and construction standards.

Smart systems, thermal & acoustic insulation, and EV-ready parking.

A home designed for the future of sustainable living.



The luxury of simplicity

Where light, nature, and architecture live in harmony

CONTACT

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Measurements and images are indicative, as they are based on design plans, and do not constitute any contractual element.

