










## FOR SALE

Brienno, Lake Como

300  3  3     

€ 3,200,000

Located in a prime position along the western shore of Lake Como, this lakefront villa offers direct water access, a boat dock under concession, and a private pier—exceptional features in this area.

The property enjoys open panoramic views across the lake, with sightlines towards Villa Balbianello and Bellagio.

The approved project envisions a contemporary residence over three above-ground levels (300sqm), all connected by an internal elevator, with an accessible flat roof and a basement level for garage and service areas.

The planned layout features a wellness area with SPA and sauna, a master suite with walk-in wardrobe and private gym, and a bright, generous living space with open-plan kitchen and two en-suite bedrooms.

The panoramic rooftop terrace connects to a terraced garden with infinity pool, seamlessly integrated into the landscape.

Directly on the lake, the property also includes a waterfront garden, a 100 sqm paved terrace, a boat dock under concession, and a private pier.

The villa is offered with an approved renovation project, with works already underway, allowing the buyer to customise finishes, materials, and completion timelines.

Purchase in the current condition is also available.



