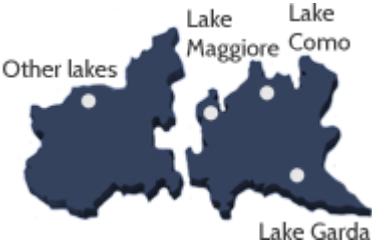

















Property 437



Number of beds: 15
Bedrooms: 8

-  Air Conditioning In The Bedrooms
-  Dryer
-  Barbecue
-  Fireplace
-  Tennis Court
- Crib
-  Stereo system and DVD
-  Internet in the garden and common areas
-  Dishwasher
-  Washing Machine
- Mattress sizes and bed dimensions
-  Gym
-  Parking Space
-  Table Tennis
-  Swimming Pool

 Heating

 Heated Pool

High Chair

Ceiling Fans

 Lake View

 Wi-Fi

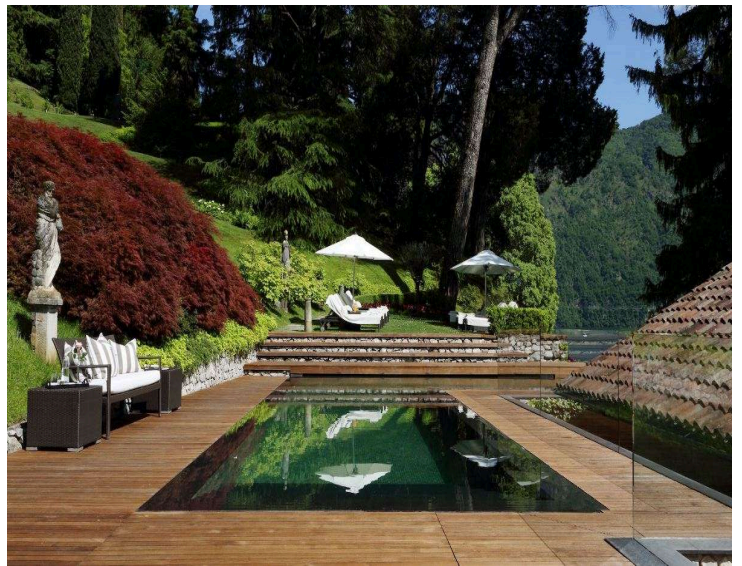
*** Please note:** the included amenities may vary according to final agreement, make sure to check your contract for complete list.

NEARBIES

Como 27 km Cernobbio 20 km Menaggio 8 km Lugano 38 km Malpensa (Milano) airport 84 km Airport Agno (Lugano) 42 km Ferry 5 km Railroad station Como 27 km

FEATURES

- 8 Bedrooms (7 double, 1 single)
- All bedrooms are en-suite bathrooms and are fully air-conditioned with independent heat/cool control
- 11 Bathrooms
- 3 Hectars of garden area with various outdoor dining possibilities
- Breathtaking lake views
- Heated designer swimming pool
- Full staff includes trained English butler and English speaking house-manager and head housekeeper
- Astroturf tennis court, illuminated for night play
- Fully equipped kitchens
- Fireplaces
- Cinema with movie projection
- Sat TV, DVD-CD player, i-pod docks
- Gym with latest Technogym equipment
- Full-time chef serves Italian and Continental and Pan-Asian cuisine
- Air Conditioning and heating
- WiFi throughout estate
- Finest antiques, original art and fixtures from around the world
- Extensive entertainment system for movies and music throughout villa



DESCRIPTION

Property 437 – Lenno

8 Bedrooms

Location and Surrounding Area

Property 437 has established a new high-bar of luxury on Lake Como. No expense has been spared in presenting a villa that beautifully combines the finest in luxury appointments and amenities with a sense of Italian style. The setting is unique and spectacular with boat-only access to the impeccable 3 hectares estate. The Villa is on the banks of Historic Lake Como offering magnificent views of the lake. The property consists of 30,000 square meters of manicured garden area on which sits four houses, a tennis court, a heated swimming pool, gym and cinema.

Absolutely private, the only means of arriving to Property 437 is by boat, to a landing stage of stone steps leading through a formal garden with fountain pool, and up the short flight of stairs into the villa. The central courtyard, the upper terrace, the teak-decked pool lined in glass tiles, the tennis court are all designed for the enjoyment of the property and its enviable lake views, without being overtly visible to passing motorboats. Overland access is limited to a walkable old road over a hill to the local village. This is a suitable option for the energetic wanting independence and an afternoon ice cream, or simply a chance to disappear into the winding streets of a simple everyday village with an unusual charm.

The villa provides a very high standard of services and up to date modern amenities, including: ipod docks, Plasma TV, DVD players, satellite television with access to 200 movies and 700 music CD's in each room. The property can sleep up to a maximum of 15 people. The Villa staff consists of a Butler, International Chef, Head Housekeeper, full time cleaners, two Gardener's, a concierge and a House Manager. The butler, chef, and housekeeper will be resident on the property providing five-star service in a private and secluded environment.

The Estate consists of: drawing room with stunning lake views; dining room to seat up to 24 people with courtyard views; library / studio with lake views. Large foyer with old Siena marble and grand ornamental staircase. All bedrooms are en-suite bathrooms and are fully air-conditioned with independent heat/cool control. All bedrooms in the main villa have plasma satellite televisions, DVD players, and access to over 200 movies and approximately 700 music CDs, all available through remote control for each bedroom on Kaleidescape hard drive system. Each bedroom has a telephone, with access to outgoing/incoming calls and intercom facilities.

The garden is the most famous on the lake for its extremely tall cypress trees and large lawn areas. There are many places around the garden for sitting and relaxing both in sun and shade. Various outdoor dining possibilities, a Loggia with 180 degree views of lake and gardens, upper terrace with open loggia set for dining or relaxing, heated pool (L-shaped, 12 x 8 mt. and 1.4 mt. deep, stairs, electric cover) with vanishing edge and waterfall views of water with custom-designed glass-tile lining; teak decking with sun beds and umbrellas; some areas at pool completely private; AstroTurf tennis court with flood lights surrounded by rose arbour; viewing platform cut into the terraced garden; various walking paths through terraced, manicured grounds; kitchen garden for guests use; water skiing and sailing is readily available on the lake with notice and subject to lake conditions. Preferably no children under 12 unless accompanied by a caregiver or parent.

Main house suites: Master Suite with lake views, king sized bed, parquet floors, working fireplace, and terrace with lake views. It also has an "office" with private fax machine and lake views leading to a marble master bathroom.

Lilac Suite [double] with hardwood floors, doors leading to a small terrace/balcony with a view of the lake, garden and pool, with en-suite marble bathroom.

Blue Suite (king or twin), with parquet floors, fireplace, garden and courtyard views, and en-suite marble bathroom.

Red Suite (king or twin), with fireplace, stone floor with large balcony, lake views, and en-suite marble bathroom.

Studio Suite (king or twin). This suite contains a living room, office area, en-suite bathroom and connecting single bedroom. This could be ideally used as either a nursery or a bedroom for a nanny.

On the second floor there is also a library room with lake views, comfortable sofas, books, television, fireplace and a separate bathroom with shower.

House 2: Located adjacent to the main villa, house 2 contains a full home cinema with a Kaleidescape hard drive facility and a gym fully equipped with Techno-Gym equipment and play station. The house also contains a separate bathroom with a shower and small kitchen to service the gym, cinema and the pool.

Next to house 2 is an outdoor heated swimming pool with infinity edge overlooking the lake. At both ends of the swimming pool are seating areas with umbrellas for sunbathing in privacy or lake views. There is also a Floodlit Tennis Court with artificial grass surface on the property.

Terrace House: This lakeside house situated a short walk through the Villa gardens has two floors. Downstairs there is a fully equipped kitchen with a living/dining room, fireplace and large patios areas. Upstairs there are two bedrooms (king or twin) with two bathrooms.

Darsena: Staff accommodation and boat house.

Distances: Lenno, Villa Balbianello: 2 minutes by boat; Bellagio: 15 minutes by boat; Cernobbio (Villa d'Este, shopping) and Como: 35 minutes by boat; Menaggio (golf, shopping): 20 minutes by boat; Lugano (shopping, casino): 1 hour by boat and car, 20 minutes by float plane; Milan (downtown, airports); 1 - 1 1/2 hours by car; St. Moritz: 1 1/2 - 2 hrs. by boat and car, 30 minutes by float plane.

PHOTOS





