



La Casa sulla Spiaggia

PROGETTO *Fabrizio Zappa*

Ideatore e titolare esclusivo essendone l'autore
(art. 2 e 5 L.A.).

The Beach House Lake Maggiore, Italy

MEINA

THE
RE/MAX
COLLECTION



Elegance Revisited: The Design of a Modern Villa Over the Foundations of the Past

This villa is a tribute to the historical legacy of what already exists. Combining past and future, this project represents a rebirth of elegance, a modern dwelling that honours the past and looks to the future. It is a constantly evolving work of art, a tangible witness to the continuity of a rich and exciting history.

The villa will be designed with open spaces, large windows, and an interior and exterior design that reflects today's lifestyle. Natural light will be maximized, offering panoramic views of the lake and surrounding landscape.



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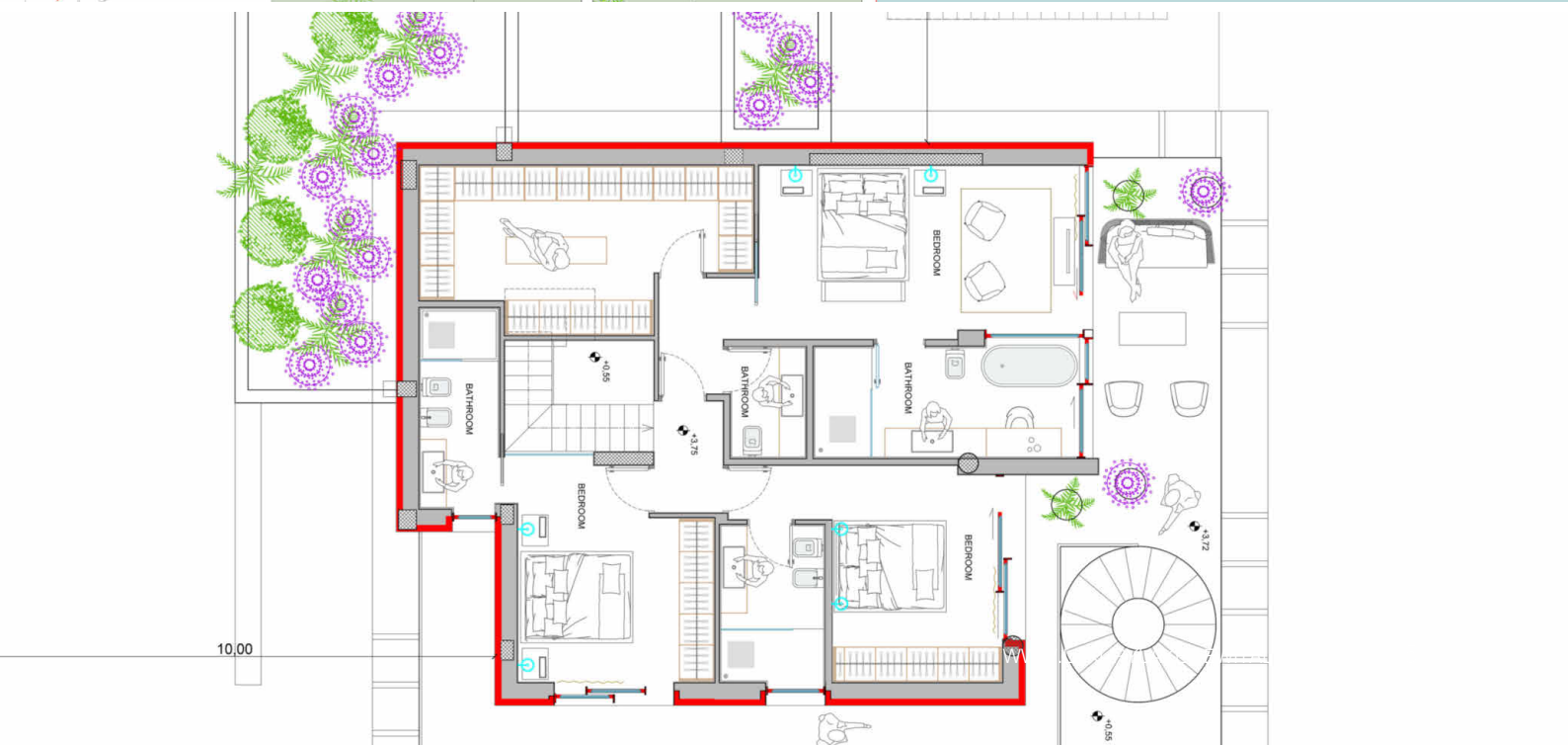
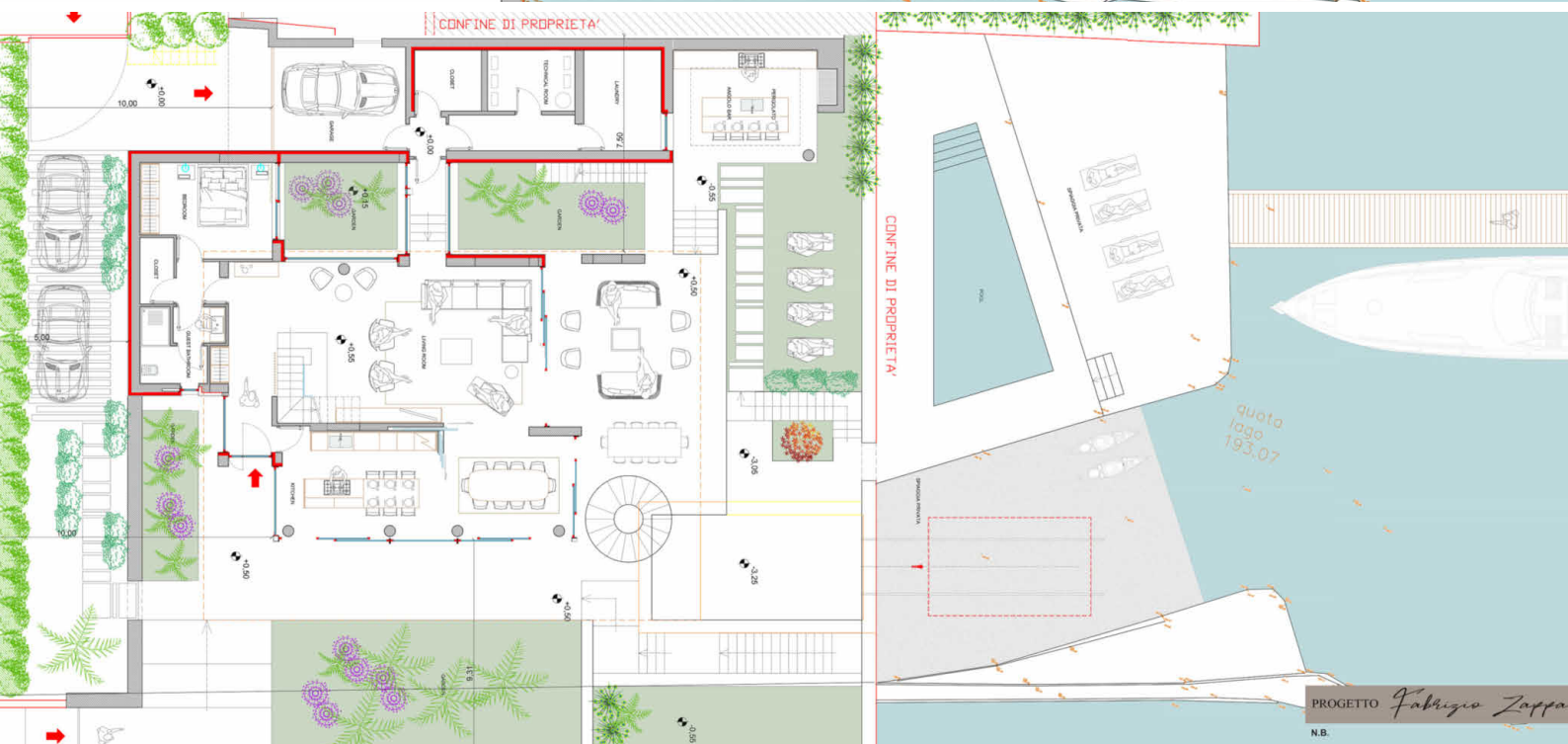
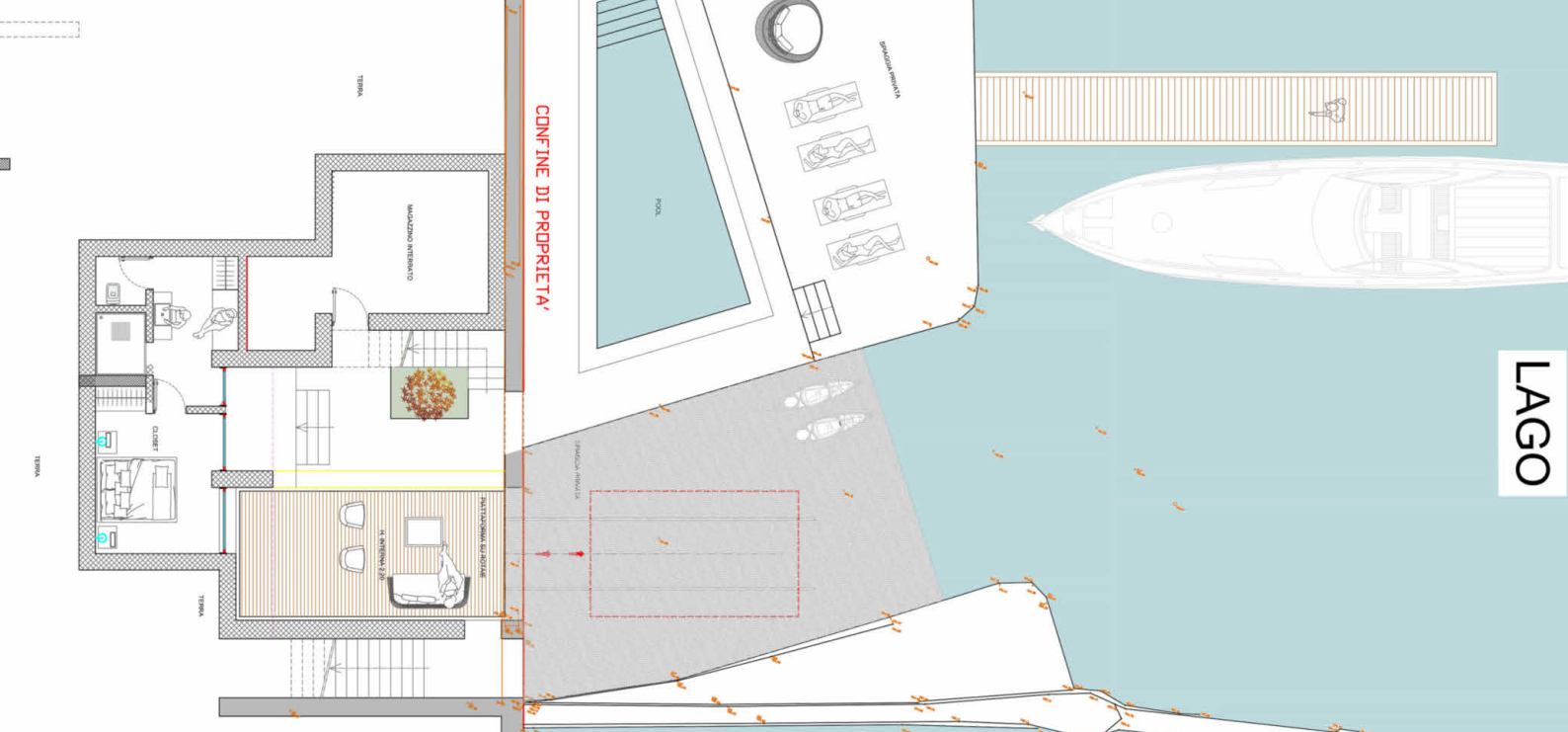
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LAGO



PROGETTO *Fabrizio Zappa*
N.B.

Property Details

GENERAL INFORMATION

ID	32281007-49
Property Type	Independent Villa
Tipo Proprietà	Villa Indipendente
Living Space / Sup. Commle	360 sq.m
External Area / Area Esterna	900 sq.m
Guest House	64 sq.m
Lake Side Area / Area Demaniale	400 sq.m
Bedrooms / Camere	4
Bathrooms / Bagni	6
Year of Construction	2024
Anno di Costruzione	2024

ENERGY INFORMATION

Photovoltaic / Solar Panels	
Energy Efficiency Class	A +++

FURTHER DETAILS

Ground Floor: 227 sq.m
First Floor: 133 sq.m
Second Garage: 43 sq.m
Guest House: 64 sq.m
Plot: 900 sq.m approx.
Lake Side Area for Exclusive Use: 400 sq.m approx.

PRICE

Purchase Price	€ 4.000.000,00 + VAT
Sales Commission	4,00% + VAT

PLANNING

The internal layout of the Villa is highly customisable

FEATURES

Swimming Pool
Gym
Rooftop Bar
Jacuzzi
Spa
Well Established Garden
Underfloor Heating
Central Sound System
Central TV System
Triple Garage
Lake / Panoramic View
Laundry Room
Guest House
Modern Design
Wine Cellar
Outdoor Shower
Private Beach
Private Jetty

PROPERTY DESCRIPTION

Advanced Technology and Sustainability:

This superb villa will incorporate state-of-the-art technologies for maximum comfort and energy efficiency. Solar panels, energy efficient heating systems, and advanced thermal insulation will be an integral part of the design. This will ensure that the villa will live up to the highest standards of sustainability.

Project Description:

The project involves a 424 sqm modern villa with direct access to the lake, private dock and beach, swimming pool, 4 Bedrooms, 6 Baths, a guest house, garages and energy class A+++

The villa, designed for the most demanding environment, is immersed in the natural beauty of the shores of the enchanting Lake Maggiore. The property is in a prime, sunny location with direct access to the lake, a private jetty and an exclusive beach, allowing residents to fully enjoy life on the lake.

Architectural Design:

The architectural company has designed an iconic piece of architecture. The villa features a modern and sustainable design, with large windows to maximize natural light and offer spectacular panoramic views of the lake. The roof accommodates lush vegetation designed by the company behind Milan's famous "Bosco Verticale" which not only contributes to the aesthetics but also to the building's thermal and energy regulation and sound insulation.

Interior:

The villa is divided into four spacious bedrooms, each with a private bathroom, to provide privacy and comfort for all who live there. Interior spaces are open and bright, with large living rooms opening onto terraces and patios overlooking the lake. The spacious kitchen and living and dining areas that overlook the pool and the lake provide convivial and total relaxing spaces.

Guest house:

The Guest House accommodates a bedroom and beautiful bathroom. This space can be used for guests, staff or as a private study.

Parking Spaces and Garages:

The property offers three covered garages for maximum convenience and security, as well as two uncovered parking spaces for guests or visitors.

Accessory Rooms:

In addition to the main living spaces, the villa includes accessory rooms such as a laundry room, a wine cellar, a private gym and an office.

Exterior:

Outdoor spaces are designed for relaxation and entertainment. The scenic swimming pool overlooks the lake, surrounded by large terraces for sunbathing and covered areas for outdoor dining. The landscaped garden is planted with native plants and paths for exploring the rooftop garden.

Direct Access to the Water:

A villa with a private beach and dock is more than a private residence: it is a portal to a boundless water world. Every morning you can wake up and plunge directly into the calm waters of a serene lake enjoying moments of pure tranquillity. The water becomes part of your daily routine, a refuge that is always close at hand while the private beach will be your personal space for relaxation and recreation.

The Exclusive Jetty:

A private dock is your gateway to the world of water. You will have the opportunity to moor your boat and set off on adventures at any time. There's no need to book moorings or deal with queues; the lake is yours to explore, fish, or simply enjoy the sunset from the dock at any time.

The Breathtaking View:

The lake view from such an exclusive villa is an ever-changing painting. Every day offers a new spectacle, from ethereal sunrises to fiery sunsets. The calm of the lake, the gentle movement of the water, and the surrounding natural beauty become part of your daily routine.

Absolute Privacy:

The true essence of exclusivity is privacy. A villa with a private beach and dock is a secluded retreat away from prying eyes. You can live away from outside distractions, and enjoy the villa as your own personal realm. This modern villa represents the perfect combination of luxury, sustainability and natural beauty. It is an oasis of tranquillity and beauty that offers the opportunity to live a life of luxury in harmony with nature, with all modern conveniences and attention to detail.



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