



# REGINA

Located on the shores of Lake Como. Sleeps up to 14 guests. 7 bedrooms and 6 baths.

Villa Regina located just over one hour drive from Milan, is tucked directly on the shore of the lake Como, and it is surrounded by an expansive manicured garden and a sprawling estate quality park with ancient trees. This villa was recently restyled and it is now one of the most elegant properties on the lake. Villa Regina provides an atmosphere of modern luxury while radiating a classical ambience. Its chic interiors, its private panoramic swimming pool, the private dock, the exclusive helipad, and its prestigious location, near the city of Como yet far from the noise of the state road, make this villa the perfect choice for a regal stay.





## 7 BEDROOMS & 6 BATHROOMS

**First Floor:** 1 queen bedroom (34 mq) with walk-in wardrobe and en-suite bathroom with tub and shower  
 1 bedroom (21.5 mq) with French bed and wardrobe, en-suite bathroom with shower  
 1 queen bedroom (25 mq) with wardrobe and en-suite bathroom with tub  
 1 queen bedroom (26 mq) with wardrobe and en-suite bathroom with tub and shower

**Roof Floor:** 1 queen bedroom (24.5 mq) with shared bathroom with tub and shower  
 1 twin bedroom (25.5 mq) with shared bathroom with tub and shower  
 1 queen bedroom (30.5 mq) with ensuite bathroom with tub

## LIVING SPACES

The interiors of this chic villa boast impeccable classic décor, luxurious furnishing, and exquisite details abound throughout this magnificent estate.

**Ground Floor:** Formal dining room (37.5 mq) with large table that can seat up to 14 guests  
 Living room with comfortable sofas and piano (46.5 mq)  
 Library (36 mq) with TV  
 Small breakfast room with table up to 6 guests  
 Spacious fully equipped kitchen  
 Guest bathroom

## OUTDOOR FEATURES

Besides the lakefront terrace, ornate gardens overlook the breathtaking scenery, private panoramic swimming pool, and a gazebo, perfect for alfresco soirées. The extensive grounds of the estate feature a private helipad hidden by vegetation. This is a feature of this luxury villa that confirms it was designed for only the most affluent. As one of the grandest villas on Lake Como, the estate features inspiring architecture and spectacular landscaping.

## AMENITIES

Continental breakfast and all soft drinks are included during your stay, A/C, Wi-Fi throughout, Hi-fi in every room, Bang-Olufsen televisions in every bedroom; custom-built wellness area including Jacuzzi tub, steam room and impressive fully equipped climate controlled window-walled gym, each in its own dedicated building; infinity edge panoramic pool (18 m x 8 m), private wine cellar, private dock house, private helipad.

## SPECIAL CHARACTERISTICS

Your every expectation will be surpassed with the exceptional details of this magnificent estate. The villa comes with Butler, Housekeepers, Chef, and Chauffeur. The extensive gardens and manicured leisure areas, and the classy interiors of the villa provide a welcome and luxurious retreat on the shores of Lake Como.

## INCLUDED WITH RENT

- Electricity, a/c, water, gas and final cleaning
- Daily housekeeping and waiter service
- Concierge service
- Daily continental breakfast
- Private Chef for every meal (Cost of food and beverage extra)
- Bed linen change every other day; Bath towels change every day
- Personal driver and 7-seater car Mercedes R - fuel charges and overtime of driver extra
- Gardner and pool maintenance service
- Wi-Fi internet connection
- Use of the gym and the spa with Jacuzzi and steam bath

## NOT INCLUDED WITH RENT

- Pool heating
- Personal laundry service
- Cost of grocery and beverage
- Car & boat fuel costs
- Babysitting service
- Telephone charges

## NOTES

- Security deposit: €5,000 held at agency
- Pre-stocking €1,000 to be paid with balance
- Tourist tax €5 per person/per day; €2.50 per child/per day
- Check-in: between 4:00 pm–6:30 pm; Check-out: before/by 10:00 am
- All extra services must be paid locally, prior to departure, unless otherwise agreed