

BONAGURA LUXURY ESTATES

FOR SALE

€780,000

# Conte della Porta

*Historic Townhouse in Antica Residenza*

250

M<sup>2</sup> INTERIOR

400

M<sup>2</sup> GARDEN

3

BEDROOMS

Lake

COMO

## INTRODUCTION

# Timeless Italian Elegance

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*Owning this residence means acquiring more than a home — it is an opportunity to experience authentic Italian heritage combined with contemporary comfort.*

Located within the prestigious historic estate of Conte della Porta, this elegant semi-independent residence offers privacy, refinement, and an exclusive lifestyle just minutes from the world-renowned Lake Como.

Meticulously restored, the property preserves original architectural features including natural stone details and exposed wooden beams.

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250

M<sup>2</sup>  
LIVING

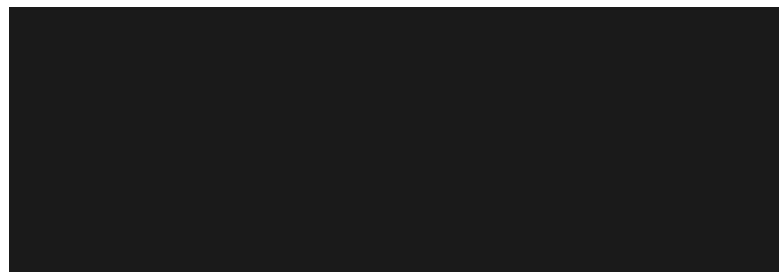
400

M<sup>2</sup>  
GARDEN

3

BEDROOMS





## OPEN PLAN

# Living & Dining



The heart of the residence features expansive open-plan living and dining areas where natural light dances across original stone walls and exposed wooden beams.

Every space has been thoughtfully designed to provide comfort, functionality, and timeless sophistication.





## The Wine Cellar

A connoisseur's dream — an elegant wine cellar featuring original vaulted ceilings and climate-controlled storage, perfect for entertaining and preserving your finest collection.





*"The cellar's atmospheric lighting and traditional architecture create an ambiance of old-world charm, making every gathering a memorable experience."*

GOURMET

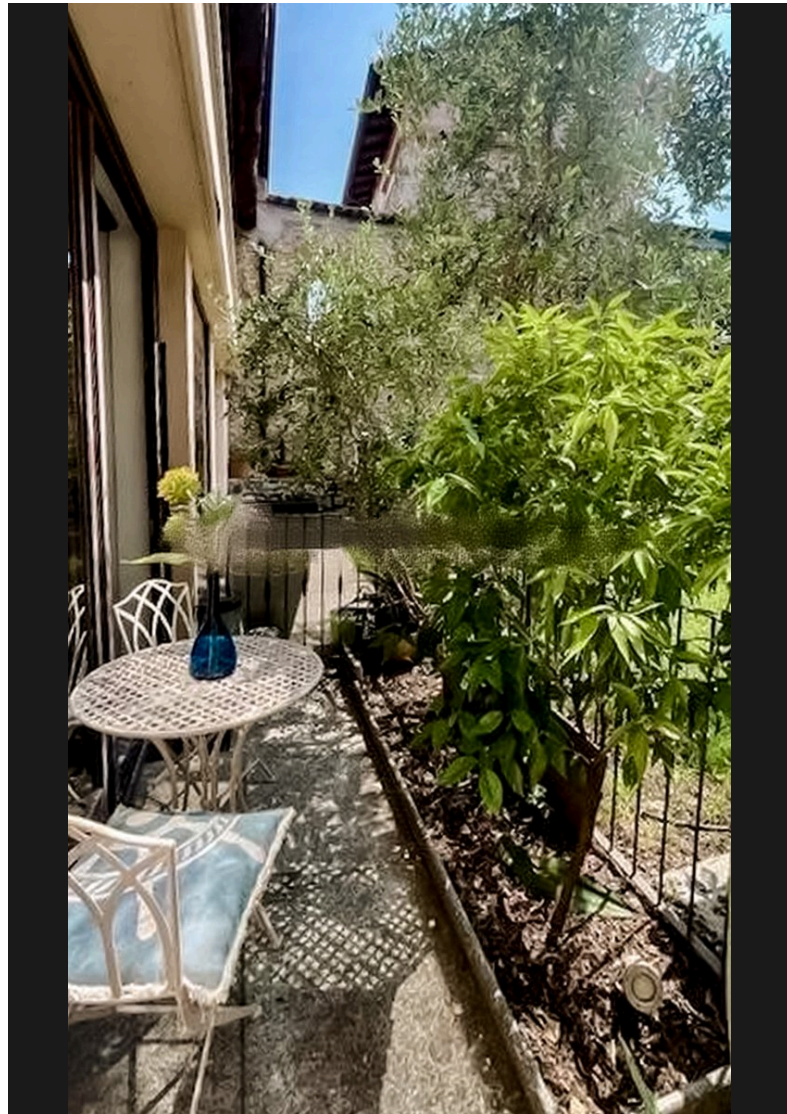
# The Kitchen

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The gourmet kitchen marries traditional Italian craftsmanship with modern functionality. Premium appliances, elegant cabinetry, and generous workspace create an environment where culinary creativity flourishes.

Natural materials and a refined palette honor the residence's historic character while providing all the conveniences expected in a contemporary luxury home.





## La Cucina

TRADITION MEETS INNOVATION

## COMFORT

# Living Room Suite

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The living room suite offers a sanctuary of comfort and style. Plush furnishings, refined textiles, and carefully curated details create an atmosphere of understated luxury.

Large windows frame views of the private garden, while the fireplace provides warmth and ambiance.







## Master Bedroom

A private retreat of unparalleled serenity. Original wooden beams traverse the ceiling, adding character and warmth to this sanctuary of refined living.





SPA-LIKE

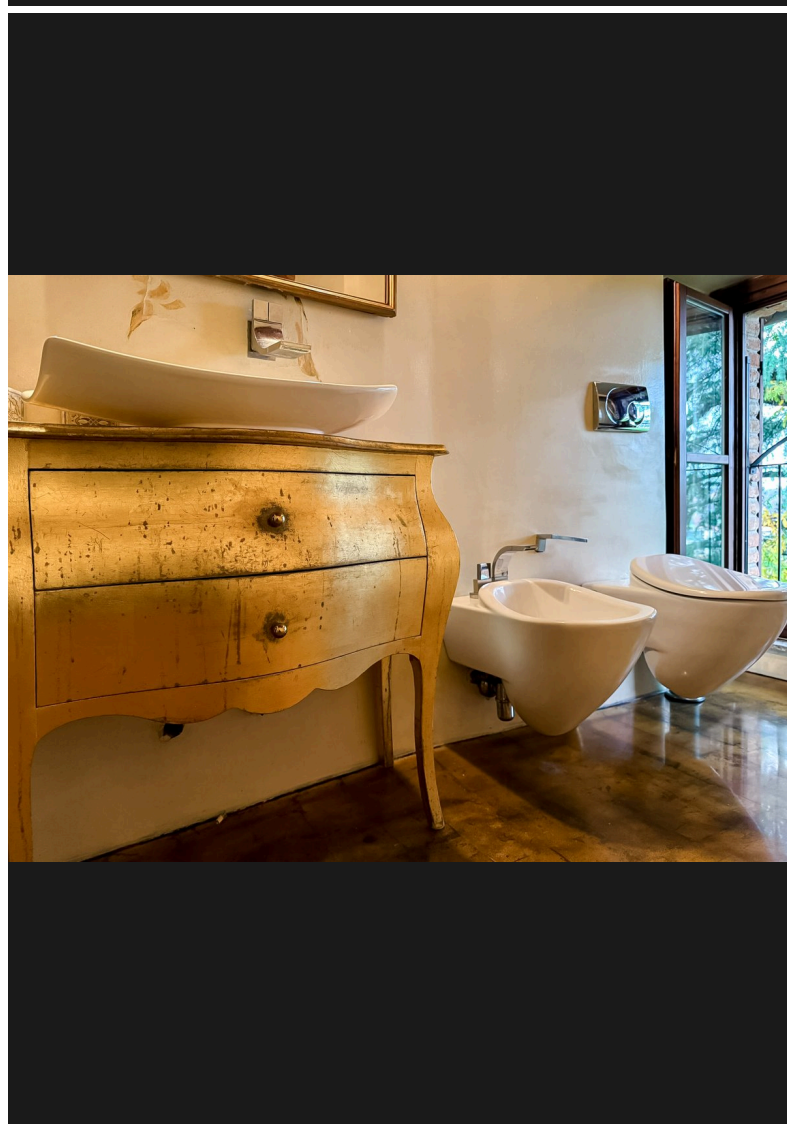
# Master Bathroom

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The en-suite master bathroom is a spa-like retreat featuring premium fixtures, natural stone surfaces, and a luxurious soaking tub.

The design harmoniously blends modern amenities with the residence's historic character.





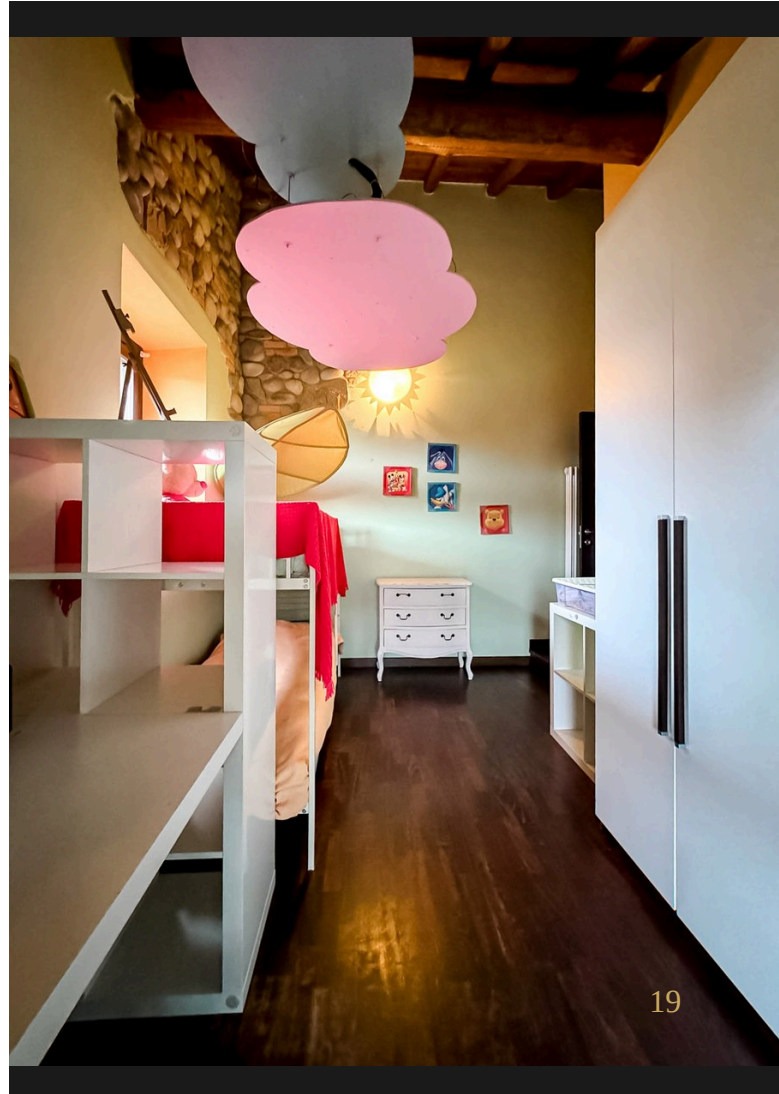
VERSATILE

# Children's Bedrooms

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The additional bedrooms offer comfortable, light-filled spaces perfect for family members or guests. Each room maintains the residence's commitment to quality and character.









## Whirlpool Bathroom

Indulge in the ultimate relaxation experience. This exceptional bathroom features a premium whirlpool tub, offering a private spa experience within your home.



ELEGANT

# Guest Bathroom

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The guest bathroom continues the residence's theme of refined elegance, offering visitors a comfortable and stylish space. Quality fixtures ensure every guest feels welcomed.



## EXPERIENCE

# Living Experience

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The residence offers a lifestyle defined by tranquillity, exclusivity, and authentic Italian charm. The private garden creates a peaceful sanctuary ideal for relaxation and entertaining.

- Italian landscaped gardens
- Exclusive swimming pool access
- Private parking
- Private garage



## LOCATION

# Lake Como

Lake Como is internationally recognised for its breathtaking scenery, historic villas, luxury hospitality, and refined lifestyle.

- Michelin-starred restaurants
- Prestigious golf clubs
- Luxury shopping destinations
- Cultural landmarks and historic villas
- International transport connections

*The perfect balance between serene retreat and international accessibility.*



## INVESTMENT

# The Residence

This distinguished property offers 250 m<sup>2</sup> of luxury living space, complemented by a beautifully landscaped 400 m<sup>2</sup> private garden.



## Investment Opportunity

Historic residences within restored estates around Lake Como represent one of Italy's most prestigious and stable real estate investments. Limited availability, international demand, and timeless architectural value position this property as both an exceptional residence and a strategic long-term asset.

## SPECIFICATIONS

# Property Features

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## 3 Bedrooms

Spacious suites with elegant en-suite bathrooms

## 250 m<sup>2</sup>

Luxury living space with refined details

## 400 m<sup>2</sup> Garden

Beautifully landscaped private outdoor space

## Wine Cellar

Climate-controlled storage for entertaining

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# €780K

ASKING PRICE



BONAGURA LUXURY ESTATES

# Acquire Your Italian Heritage

Our team of luxury real estate specialists is available to answer any questions about this exclusive property.

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LOCATION

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EXCLUSIVE REAL ESTATE NEAR LAKE COMO

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