



# LAKE COMO

## INVESTMENT OPPORTUNITIES

# The most prestigious of the Italian Lakes

Lake Como has always been one of the most loved and famous destinations for elite Italian and international celebrities where the old world charm of grand Liberty villas are beautifully framed by the natural beauty of its majestic mountains plunging deep into one of Europe's most dramatic lakes.

The dotted villages on its lake shores are like historic pearls of a timeless necklace. Elegant yet understated, the grand summer residences of a bygone era share the shores and rocky slopes with charming old stone cottages - rusticos - of local inhabitants, while luxurious new developments are carefully

integrated under strict planning rules.

Ideally located right by the Italian-Swiss border and 30 kilometers from Milan, Lake Como has the unique shape of an inverted Y and stretches some 60km from the Como in the south, to Colico in the north. Clear waters, beautiful scenery and a peaceful and tranquil atmosphere attract many writers, artists, and international celebrities to spend holidays on the lake.

Lake Como is certainly one of the most exclusive and beautiful jewels in Italy's crown, making it a great place to not only visit but live, while at the same time enjoying all the benefits of being in the very heart of Europe.




An aerial photograph of Lake Como, Italy. The lake is a deep blue color, filling most of the frame. In the upper right, a town is built on a steep, green hillside, with many houses and buildings visible. A small sailboat with a white sail is on the water in the lower right corner. The overall scene is peaceful and scenic.

# Investing on Lake Como

Every year more and more international buyers are looking to invest on Lake Como. A year round destination with numerous local activities from sailing and golf to international festivals and conventions, it attracts numerous visitors to its shores every year.

With a rental market that booms from March to October and over the winter holiday season Lake Como is an excellent place to consider buying a rental property with yields up to 6% per annum. Whether you are choosing to settle on the lake, investing in a rental property or considering a second home, the opportunities are endless.

La Reale Domus ensures expert advice and help in searching for the property that best suits your needs and guarantees an efficient process with a personal touch right throughout the purchase transaction. From the very first visits up to the final notary deed, as well as helping secure financing at the best prevailing rates and terms, La Reale Domus is prepared to make investing on Lake Como an effortless experience.



**A fantastic  
rental  
investment  
or luxurious  
second  
home**

Beautifully poised above the town of Bellano, the 'Riva Bellano' residence is an exclusive gated development of new one-, two- and three-bedroomed luxury chalets. The six rusticos - authentic mountain cottages - recently completed, have been beautifully renovated to modern standards while keeping with the charm and nature of the local landscape.

Each property offers breathtaking panoramic views of Lake Como; the magnificent Italian Alps providing a natural backdrop to the sparkling waters of the lake.

# RIVA BELLANO

Bellano is located on the Eastern shores of Lake Como, just a few kilometers north of Varenna. Its harbor, for centuries one of Lake Como's largest and most important, has been responsible for weaving a rich historical tapestry that today makes Bellano a first-class cultural destination. Every August, the town organizes an opera festival which attracts hundreds of spectators. A multitude of shops tucked in the narrow cobbled streets leading up from the lake offer a delightful shopping experience.

The town is also famous for l'Orrido di Bellano, a deep and narrow gorge formed by the waters of the Pioverana torrent that flows through the town. A series of walkways allow visitors to explore and immerse themselves in a 15 million year old natural wonder of the Italian landscape. Bellano is an excellent departure point for

many trips around Lake Como. A short drive south to Varenna and access to regular car-ferry services will connect you with towns of Bellagio and Menaggio, the Golden Triangle of Lake Como, and internationally known for their grand hotels and stunning lakefront promenades. Further north, less than 1 hour away and the Italian ski slopes provide for all year round activities.

Bellano's proximity to international airports around Milan makes getting to your property from overseas an easy experience. Efficient motorway links right to the centre of Bellano provide for rapid access taking just over an hour, while trains from the centre of Milan and ferries on the lake are well serviced public transport options used by many locals and visitors.





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The architects of 'Riva Bellano' have carefully married the traditional low-rise exterior design using natural materials such as wood and stone, with modern interiors and finishes. Some exteriors have been treated in a natural sand colour whitewash, while others are clad in local stone.

All roof tiles are made of 'piode' - local stone slabs - adding further authenticity to the development. Natural wood has been used to frame the large windows and doors, while inside all ceilings are beautifully crafted revealing beams in their natural wood colour. The openings are fitted with aluminium slatted window coverings, operated automatically from the interior.

These unique chalets and rusticos have been strategically planned on the site to maximize views while creating private outdoor areas and landscape opportunities that blend seamlessly into the picturesque surroundings. Each chalet has its own outdoor recreation area with wooden pergola. The swimming pool and terraced gardens are for communal use and are maintained by the condominium.

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Each chalet and rustico has been designed using high quality natural materials in mind and include efficient air conditioning and heating systems. The interior layout comprises of a sunny open plan living room and kitchen that boasts spectacular lake views with double glazed wood frame doors opening out onto a private sunny terraces ideal for enjoying alfresco dining and evening aperitifs. Modern open tread stairs lead to the bedrooms above boasting splendid lake views and wooden beamed ceilings add additional warmth and charm. All properties currently for sale are equipped with fully fitted kitchen and appliances. Owners are also invited to consider our fully furnished packages that have been consciously designed to cater for immediate rental opportunities.

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## FINANCING YOUR NEW LAKE COMO HOME

Riva Bellano is offering the opportunity to step into your new luxury home with as little as 10% deposit. Guaranteed funding is available to all purchasers and with repayment options starting from € 1,200 month, Riva Bellano offers rental investment opportunities with yields of 6% and up. Demand for holiday homes on the lake with views and swimming pool are the most requested and current owners at Riva Bellano have seen their properties receive reservations within weeks of marketing.

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# SPIAGGIA

A scenic view of a lake with a bridge in the foreground and a large building in the background. The bridge is a concrete structure with a metal railing, spanning across the water. The water is a deep blue color. In the background, there is a large, multi-story building with a light-colored facade and a red roof. The building is surrounded by trees and greenery. The sky is clear and blue. The overall scene is peaceful and scenic.

A beautifully maintained lakeside residence enjoying a tranquil location just across from the famous Villa Melzi Gardens and direct access to a stony beach and jetty.

# BELLAGIO

Taking centre stage at the very heart of the lake, Bellagio is known as the 'Pearl of the Lake' and sits majestically on the promontory of the eastern shores enjoying magnificent views across to Menaggio. It is undoubtedly the most famous town on the lake. For centuries its scenic location has enchanted artists and writers from around Europe. Colourful terrace cafes and a tree-lined promenade offer spectacular views from their lakefront position. With mild winters and pleasant summers, a historical town centre, and lush and varied flora, Bellagio is the ideal place for those who like tranquillity and walks. Whilst its elegant

cafes, restaurants and charming shops provide for a romantic pastime attracting visitors from all over the world. During the summer there is a whole range of water sports to choose from, as well as a very stylish lake-side Lido. Bellagio is served by an excellent ferry service, which gives you easy access to all other towns and villages of the Lake. A car-ferry service links Bellagio to Varenna, Menaggio and Cadenabbia thus facilitating access to all sides of the lake and motorways. Local bus services operates daily up and down the lake offering locals and visitors very scenic transport options.

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Conveniently situated just a few minutes walk from the centre of beautiful Bellagio, where a wide range of amenities, shops, cafes, restaurants, and frequent ferry services are available, the exclusive residence provides the perfect holiday home retreat or for those willing to use it as a second or home or an investment property.

Comprising of 8 apartments and 2 chalets set around a shared swimming pool, the original buildings themselves, have been fully renovated and brought back to their original charm while the interiors are beautifully finished with wooden floors and rustic marble trimmings. Open plan living areas have been designed to accommodate functional kitchens with plenty of room for dining and entertaining. Each apartment is allocated a car space or underground parking depending on the value.

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## An investment opportunity not to be missed

Whether you are looking to invest in Lake Como as a second home or spend the summers with family and friends, Spiaggia Bellagio is also ideal for the self-catering holiday market. Its prime central lake location, facilities and luxury finishes, make buying in this residence a great investment.

La Reale Domus has an exclusive agreement to manage all sales of properties in the residence. The opportunity lies in the direct purchase from the developer and therefore prices at Spiaggia Bellagio are currently being offered with guaranteed funding for eligible parties.

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