

# COMO LAKE RESORT

unique lifestyle.

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Laglio, Como Lake

**Como Lake Resort**

SS Regina  
Laglio, Como

**Info**

[www.comolakeresort.it](http://www.comolakeresort.it)  
[info@comolakeresort.it](mailto:info@comolakeresort.it)  
tel. 0039 031 278375

Committente

**Abitare il lago S.r.l.**

Como

**Info**



55 Baker Street, London, W1U8AN

tel. +44 (0)20 7629 8171

[italy@knightfrank.com](mailto:italy@knightfrank.com)

Progetto

**Venelli Kramer**

Como

«...da un piccolo promontorio si spinge sulle onde Laglio, impreziosito da sparsi uliveti e da sontuose ville. Poi, compreso fra due rive dalla forma di mezzaluna, si slancia fuori il promontorio di Torriggia, tanto prominente che non dista più di dieci stadi da Careno, sulla riva opposta. In nessun altro punto la riva è così stretta. La campagna attorno è in forte pendenza e perciò terrazzata: la rendono bella le viti, gli ulivi, macchie di alloro e la presenza di fonti. In tutto il lago questa sembra la posizione più favorevole per essere adornata di splendidi edifici da parte di un uomo che abbia il buon gusto antico e cospicui mezzi economici...»

«...from a small promontory Laglio thrusts outwards onto the waves, adorned by sparse olive groves and sumptuous villas. Then, situated between two crescent shores, the promontory of Torriggia stretches out, so prominent that it is no more than ten stadia from Careno, on the opposite shore. Nowhere else is the lake so narrow. The surrounding countryside is steeply sloped and hence terraced: it is made beautiful by the vines, olive trees, thickets of bay trees and the presence of springs. Of the whole lake, it seems to me to be the most favourable position to be adorned with splendid buildings by a man who has old-fashioned good taste and substantial economic means...»

Paolo Giovio (1483 - 1552)

Lasciata la macchina nel parcheggio sovrastante gli appartamenti, si abbandona la statale Regina per intraprendere la discesa verso le unità abitative. Il rapporto uomo-traffico si modifica istantaneamente e lascia spazio alla natura: lo sguardo traguarda e si individua un nuovo protagonista, il lago.

Nel momento in cui si scorge il lago si è ancora lontani e alti rispetto all'acqua ed è nel percorso di discesa che tra uomo, acqua, roccia e vegetazione si instaura un rapporto dialettico che caratterizza fortemente il luogo.

Having left the car in the garage above the apartments, you leave the Regina Highway and descend towards the living units. The relationship between man and traffic changes instantly, leaving space for nature: your eyes fall upon and establish a new protagonist, the lake.

When catching a first glimpse of the lake, you are still far from and higher than the water, and it is during the descent that a relationship is born between man, water, rock and greenery, which strongly characterises the location.

# LAGO DI COMO COMO LAKE

## LAGLIO unique lifestyle.

A considerare il gran numero di scrittori che ne hanno celebrato meraviglie ed unicità, verrebbe quasi da pensare che il lago di Como e il territorio che gli fa corona siano, se non invenzioni, almeno figure letterarie.

Plinio il Vecchio, Johann Wolfgang Goethe, Ugo Foscolo, Stendhal, Alessandro Manzoni, Henry W. Longfellow, Honoré de Balzac, Mark Twain, Antonio Fogazzaro, Ezra Pound, Virginia Woolf, Filippo Tommaso Marinetti: tutti -l'elenco dei nomi sembra un condensato di storia della letteratura- hanno calcato le sue sponde, tutti ne hanno subito la sottile, pervasiva malia tracciandone ritratti emozionanti e commossi.

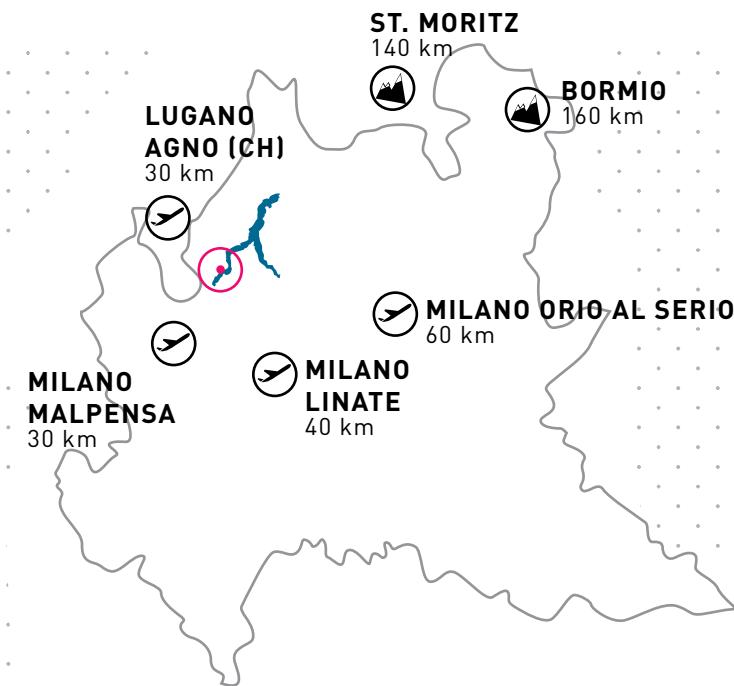
Annota, per esempio, Longfellow a proposito del Lario: "Mi chiedo: è forse tutto un sogno? Può sulla terra esistere un luogo di bellezza così estrema e compiuta?".

Considering the great number of writers that have celebrated its wonders and uniqueness, one would almost think that Lake Como and the area that surrounds it are, if not inventions, at least literary characters.

Pliny the Elder, Johann Wolfgang Goethe, Ugo Foscolo, Stendhal, Alessandro Manzoni, Henry W. Longfellow, Honoré de Balzac, Mark Twain, Antonio Fogazzaro, Ezra Pound, Virginia Woolf and Filippo Tommaso Marinetti: they all – the list of names seems like a condensed history of literature – stood upon its bank. They all came under the spell of its subtle, pervasive charm, and, moved, wrote touching portrayals.

Longfellow, for example, wrote of the Lake: "I ask myself, is this a dream? Will it all vanish into air? Is there a land of such supreme and perfect beauty anywhere?"





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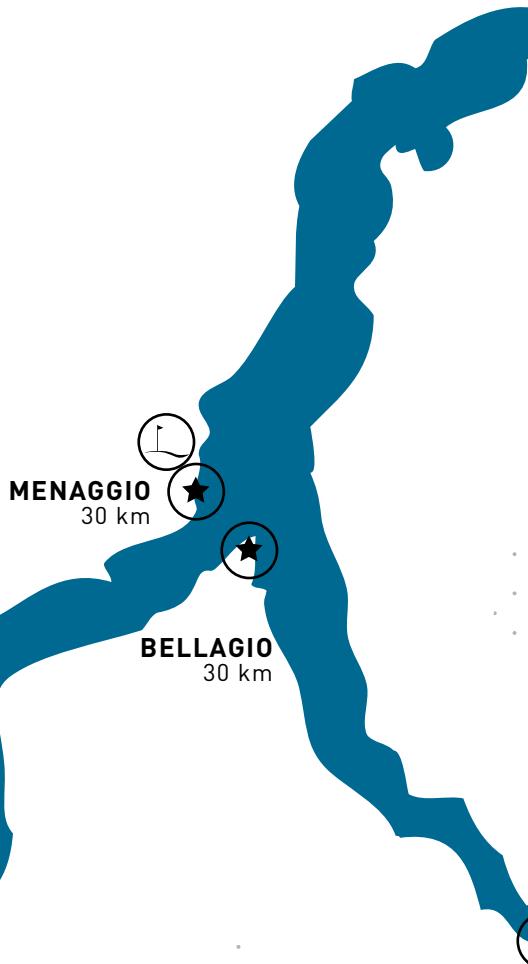
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INTERNATIONAL AIRPORTS



**COMO LAKE RESORT**  
LAGLIO

# COMO LAKE RESORT

- GOLF CLUB  
LANZO D'INTELVI  
20 km
- VILLA D'ESTE  
5 km
- CERNOBBIO  
5 km
- COMO  
10 km
- GOLF CLUB  
LA PINETINA  
20 km
- CIRCOLO GOLF  
VILLA D'ESTE  
15 km
- GOLF CLUB  
MONTICELLO  
20 km
- GOLF CLUB  
CARIMATE  
25 km







# COMO LAKE RESORT

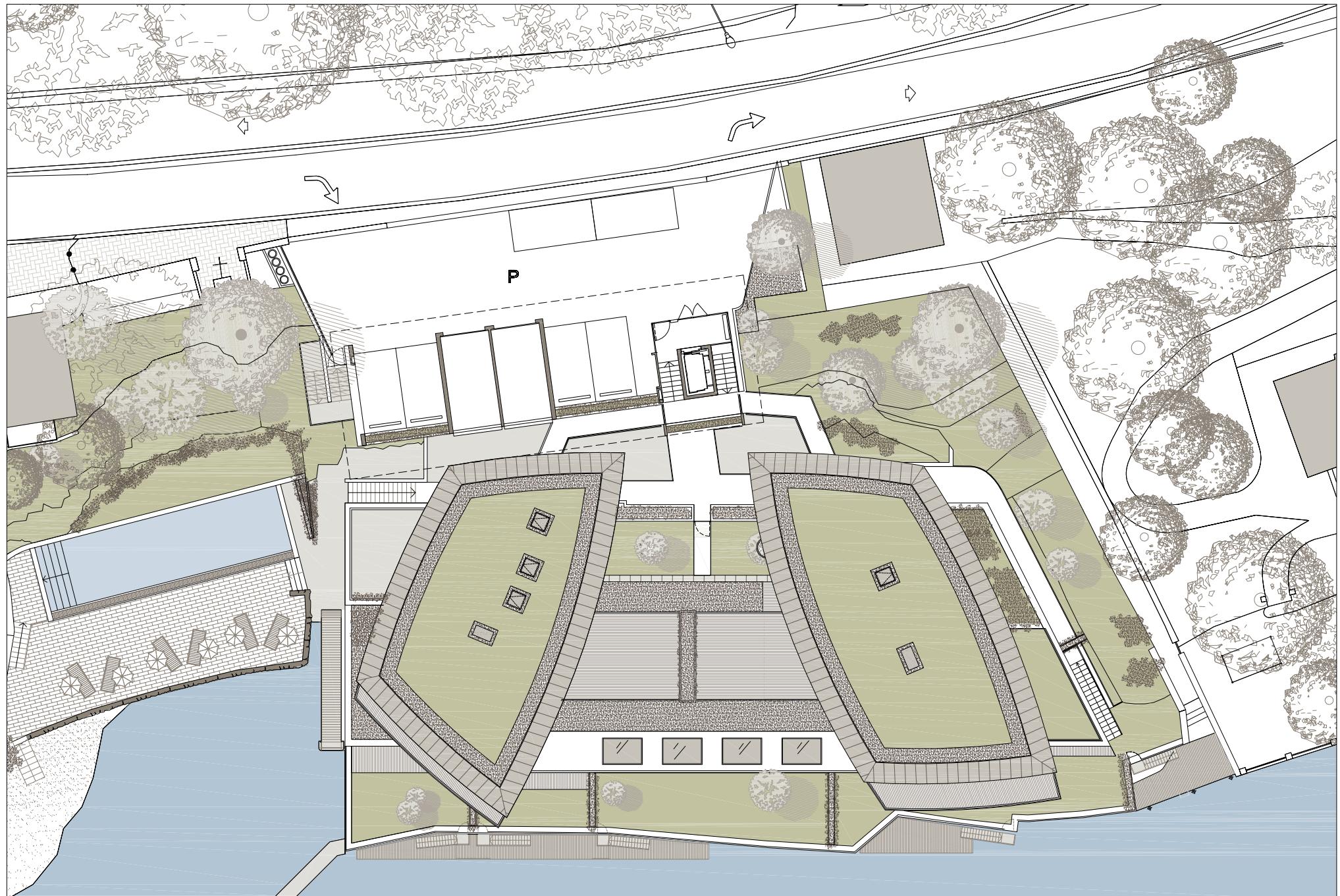
Elevati livelli di qualità architettoniche garantiscono un alto livello prestazionale dell'edificio, dato sia da una scelta oculata dei materiali, che da una ricerca nella cultura tecnologica del progetto. La progettazione dell'involucro e degli impianti rende la costruzione assolutamente "contemporanea" ed in linea alle case passive tipiche della bioarchitettura, con attenzione ai consumi e alla riduzione delle emissioni.

Una cultura edile per l'abitazione contemporanea, che unisce sostenibilità, drastica riduzione dei costi energetici ed una perfetta climatizzazione dell'ambiente.

L'intervento si occupa anche della cura dell'area in termini ambientali tramite la progettazione del verde che si pone a fondamento per la buona riuscita del progetto. Si studierà l'inserimento delle specie botaniche a partire dalle particolarità locali ed è previsto l'utilizzo del verde per l'occultamento delle zone di servizio in modo da lasciare la quinta dell'edificio il più naturale possibile.

The architectural quality guarantees that the building performs to a high level, resulting from both a careful selection of materials and research into the building technologies used in the project. The design of the building's envelope and fixtures render its construction perfectly "contemporary" and in line with passive homes typical of sustainable architecture, with attention paid to energy consumption and reducing emissions.

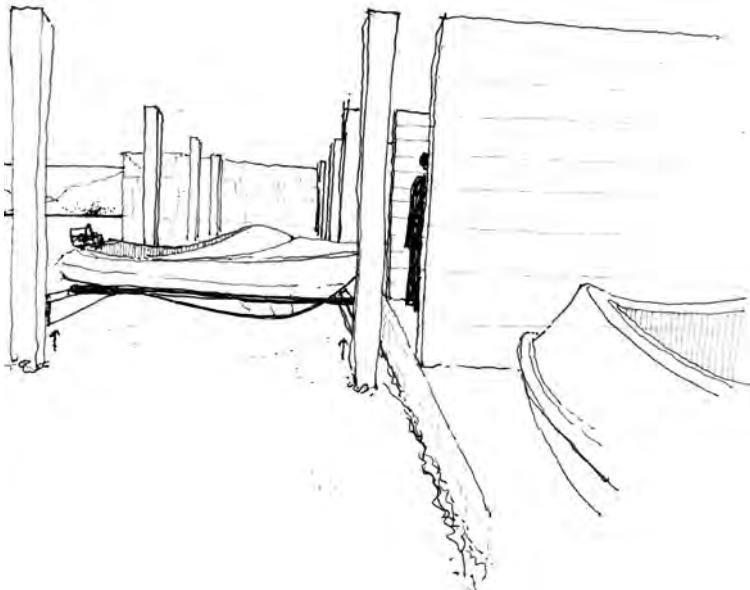
A building culture for contemporary homes, which combines sustainability, drastic reduction of energy costs and a perfect climatisation of the rooms. The intervention also takes care of the area in environmental terms, through the planning of green spaces, which are fundamental for the project to be a success. The planting of botanical species, starting with local varieties, is being studied, and using greenery to hide the service areas is foreseen, to leave the building as natural a backdrop as possible.



PLANIMETRIA GENERALE MASTERPLAN

1:300

# LE PARTI COMUNI COMMON AREAS



A livello del lago, fino ad una altezza allineata alle altre darsene limitrofe, c'è l'accesso dall'acqua. Elemento tipico di tutte le architetture del lago di Como, la darsena si trova sotto l'edificio. L'ingresso posto a sud è isolato da una diga necessaria per ripararlo dal vento da nord.

La particolarità della darsena è che si prevede con "barche a secco"; quindi, tramite dei sistemi elevatori, si può senza sbarcare raggiungere un livello superiore adibito a ricovero delle barche di proprietà.

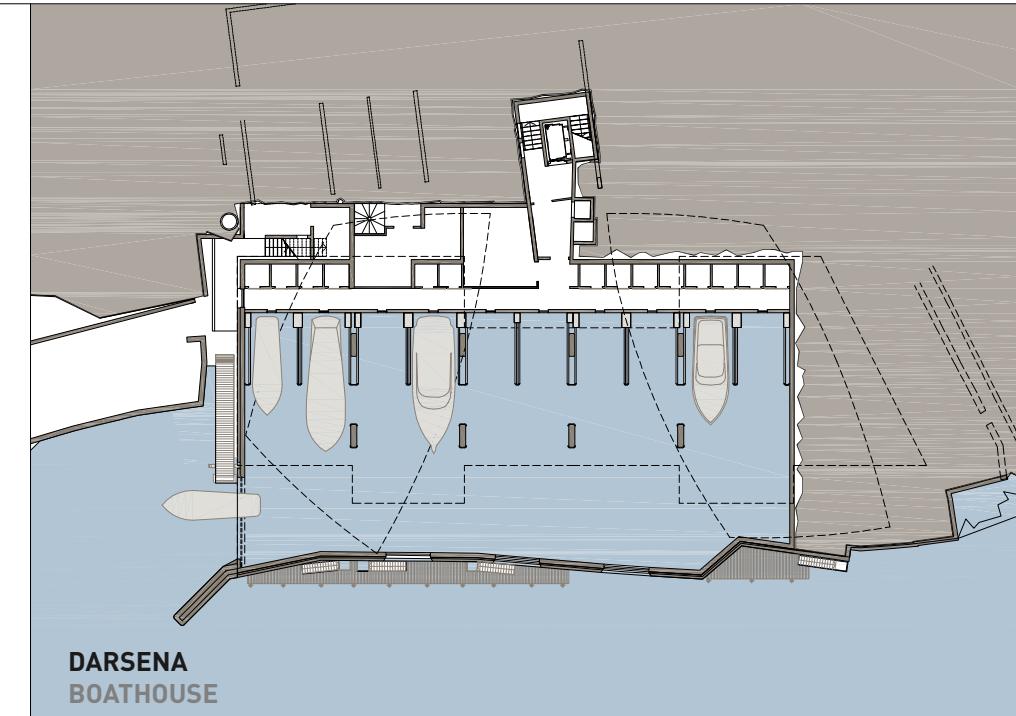
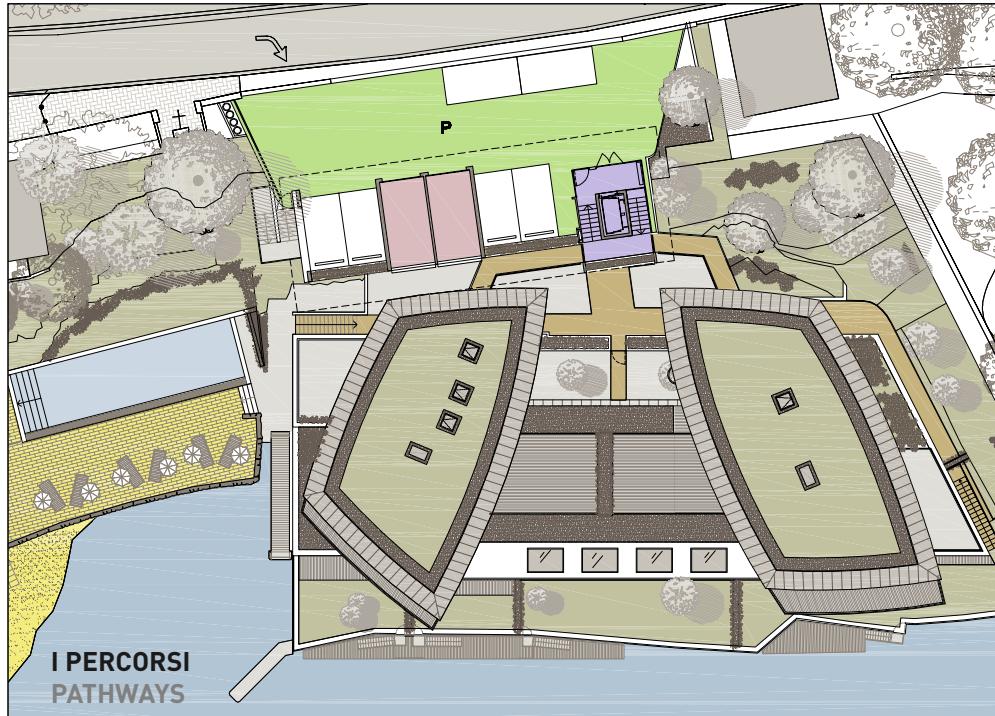
I posti barca previsti sono dieci. Dal piano darsena ai livelli residenziali superiori e al car-park è garantito il collegamento grazie ad un lift di distribuzione centrale. La spiaggia privata adiacente le residenze è un ulteriore valore aggiunto del resort.

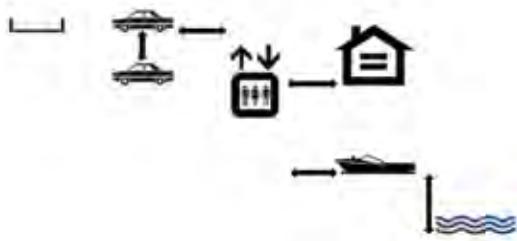
At lake level, up to the same height as the adjacent boathouses, there is access from the water.

A typical element of the architecture of Lake Como, the boathouse is situated underneath the building. The entrance, positioned to the south, is protected by a wall, needed to shelter it from northerly winds.

The special feature of the boathouse is that it will "dry store" boats; one can, therefore, using an elevator system, reach an upper level designed to store owned boats without disembarking.

There will be ten spaces for boats. There will be a connection from the boathouse to the residential floors and car park above through a central lift. The adjacent private beach is a further added value of the resort.





L'altezza che separa il sito dalla Statale Regina facilita l'isolamento acustico delle unità abitative.

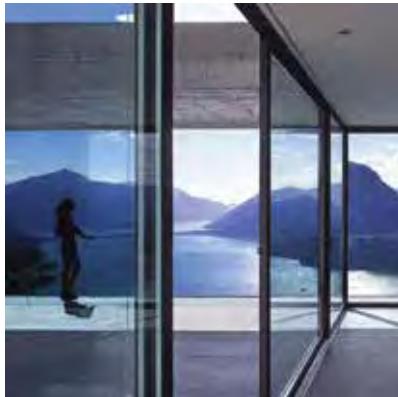
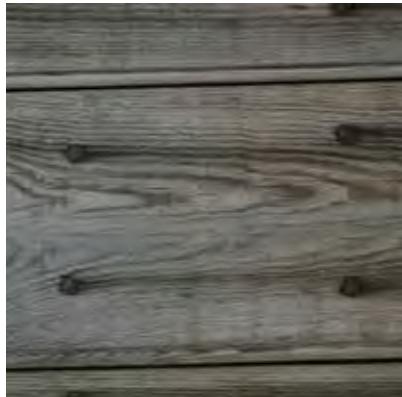
Oltre alla fortunata posizione che si configura come un'autentica terrazza sulla riva del lago, la flessibilità dello schema tipologico permette di avere diversi tagli di residenze. Valore aggiunto di questi appartamenti è dato dal garage darsena, che permette di lasciare la macchina e prendere la barca senza difficoltà, utilizzando il collegamento verticale che serve l'intero complesso.

The height difference between the site and the Regina Highway facilitates the acoustic isolation of the living units.

In addition to the fortunate position which looks like a true terrace overlooking the lake, the flexibility of the plan allows for different sized residences. What really makes these apartments special is the garage boathouse, it allows you to leave the car and take out the boat without any difficulties, using the vertical connection that serves the entire complex.



# I MATERIALI MATERIALS



## LEGNO

Legno con caratteristiche di pregio elevato sarà utilizzato sia per le finiture interne che per diverse porzioni di pavimentazione esterna.

## WOOD

The wood will be used both for the interior finish and parts of the outdoor paving.

## VETRO

Le parti vetrate saranno realizzate con elementi assemblati ad elevata prestazione energetica ed installate su profili a taglio termico.

## GLASS

The glass surfaces will be thermally insulated.

## PIETRA

Alcune porzioni di muratura esterna degli edifici, già opportunamente coibentate, saranno rivestite con pietra locale tipica, caratteristica del Lago di Como.

## STONE

Some walls will be clad with local stone, typical of the lake.



#### **FACCIADE E AUTORIMESSE**

La facciata a lago delle autorimesse sarà rivestita con strutture metalliche a maglia quadrata, totalmente integrate con verde rampicante.

#### **FACADES**

The vertical surfaces of the car park will be made of steel mesh, which can be covered by climbing plants.



#### **FACCIADE EDIFICI**

Le facciate degli edifici saranno rivestite con cappotto ad elevata prestazione energetica con finitura ai silicati di colore grigio-verde, con inserimento di elementi fissi in doghe di legno a vista di cedro americano.

#### **FACADE CLADDING**

All facades will be covered with energy-saving coatings, with insertion of wooden slats of American cedar.



#### **FINITURE INTERNE**

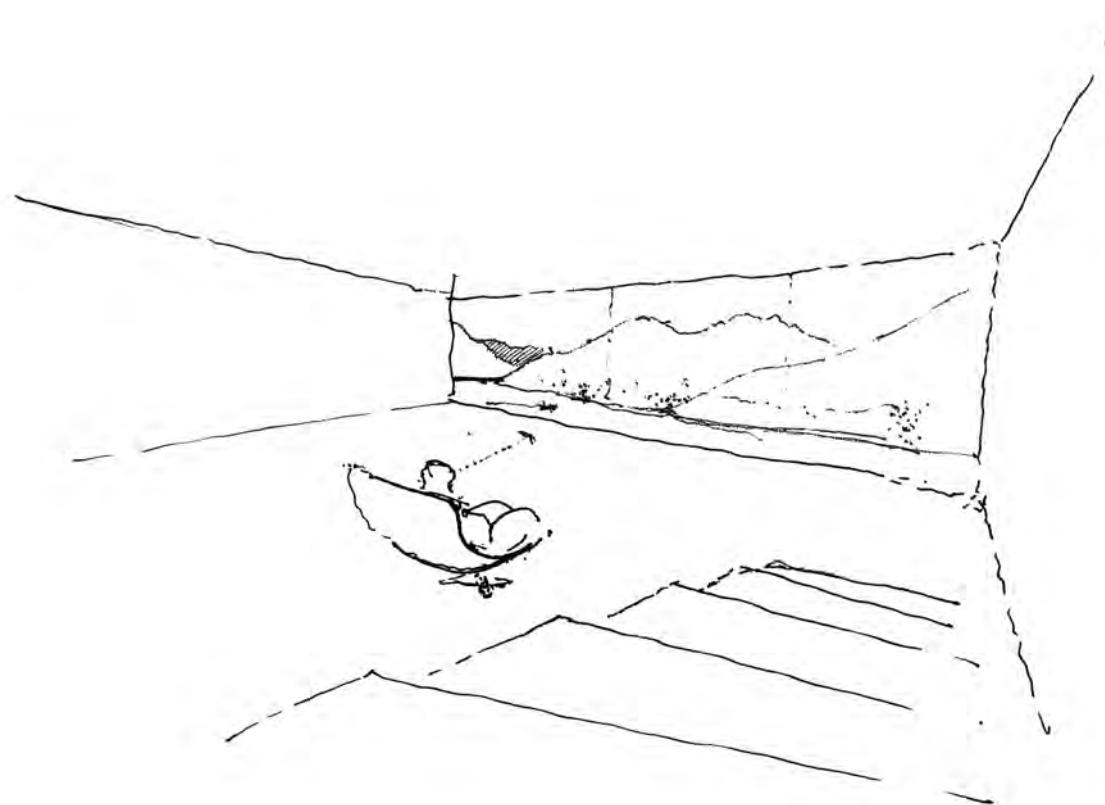
Le finiture interne saranno di pregio elevato. Saranno utilizzati principalmente marchi italiani, sia di produzione che di design.

#### **INTERIOR FINISHINGS**

The interior finishings will be of high quality. For the most part, Italian brands will be used.

# UNITA' 1

## UNIT 1

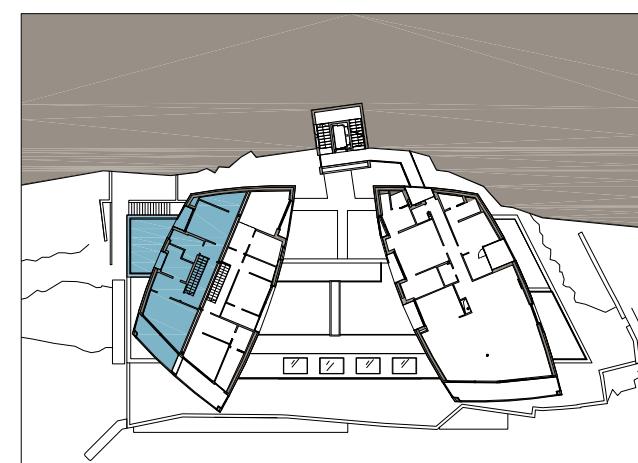
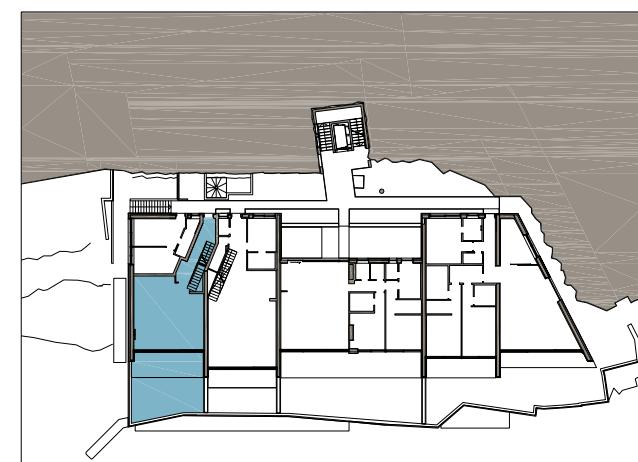
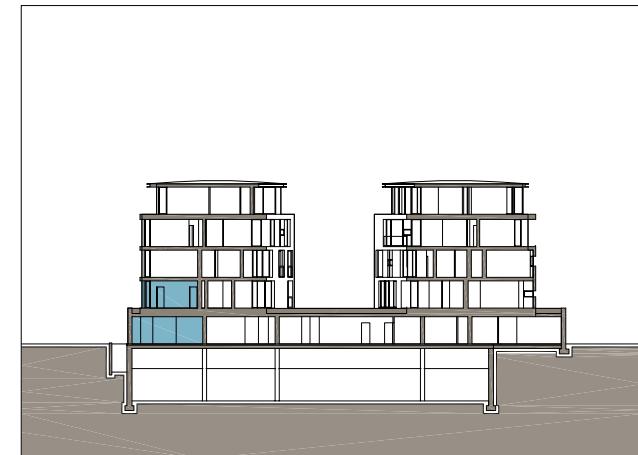
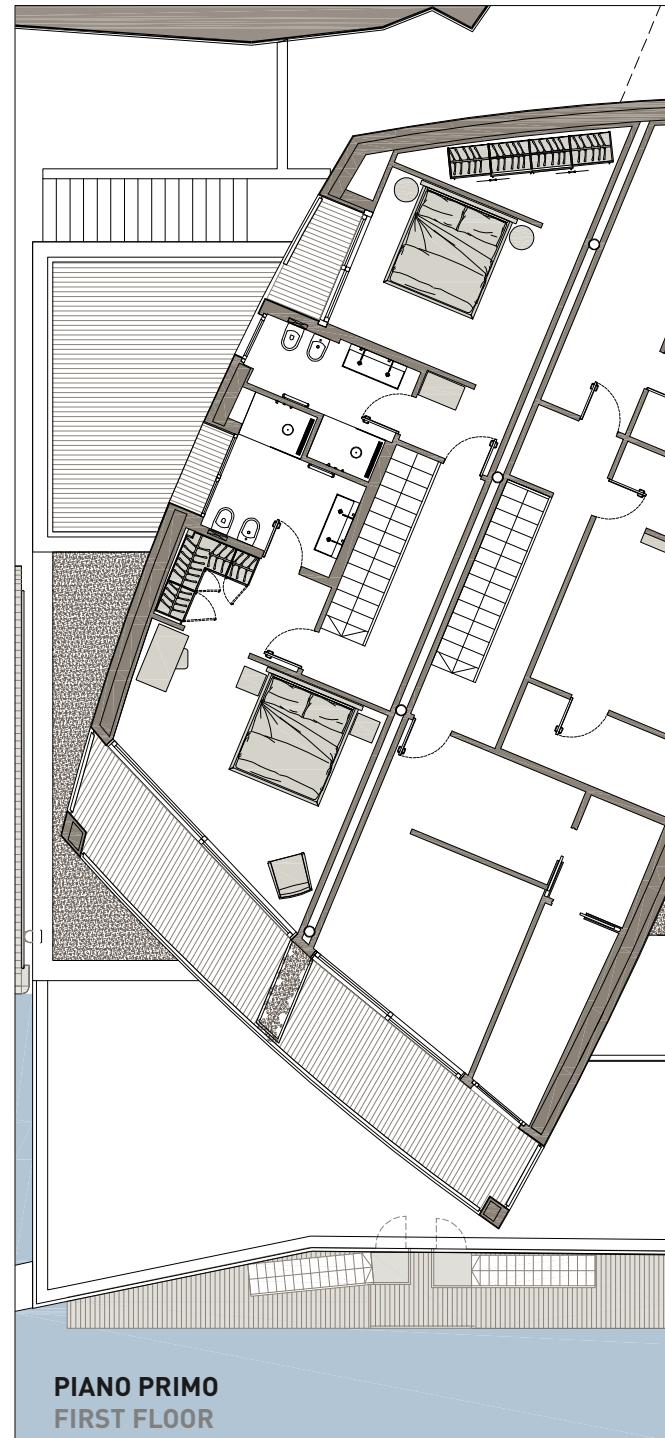
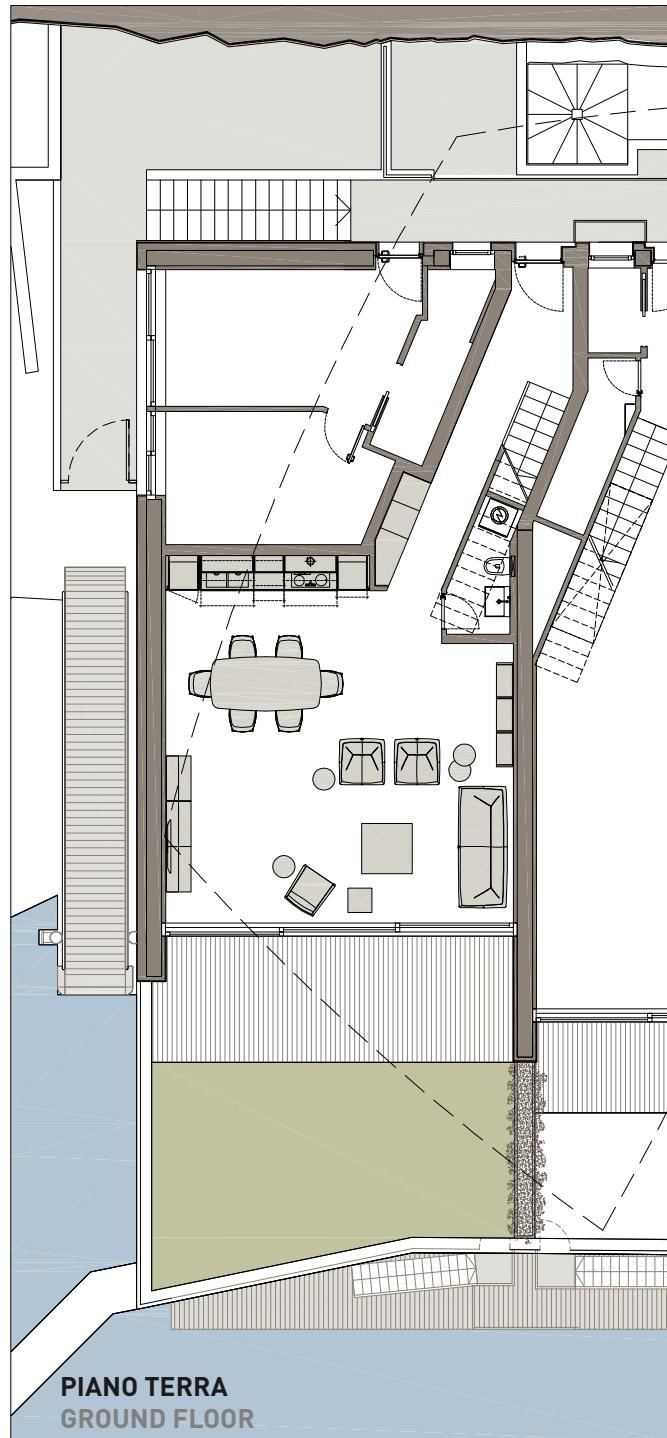


**UNITA' 1**  
Superficie Lorda - **188** mq  
Superficie terrazzi e verde - **85** mq

**Darsena privata**  
**Pontile privato**  
**1 Box**  
**Cantina**

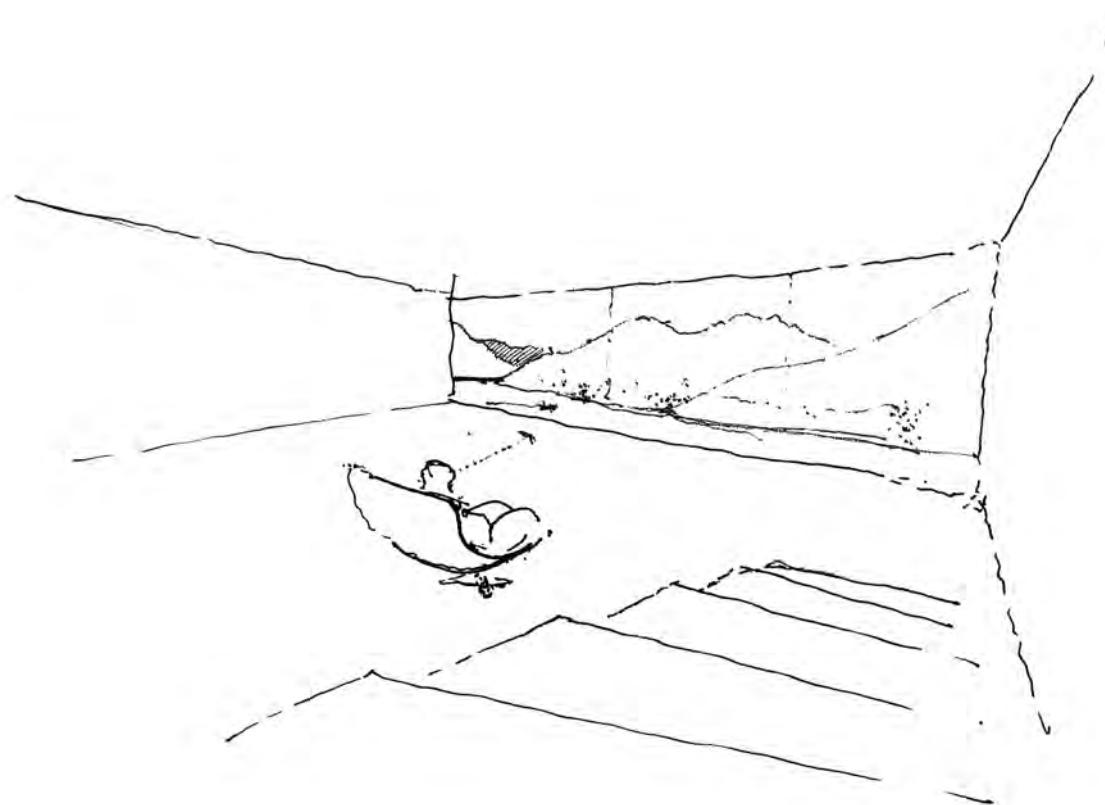
**UNIT 1**  
Gross Area - **188** sqm  
Terrace and green areas - **85** sqm

**Private boathouse**  
**Private mooring**  
**1 Garage**  
**Cellar**



# UNITA' 2

## UNIT 2

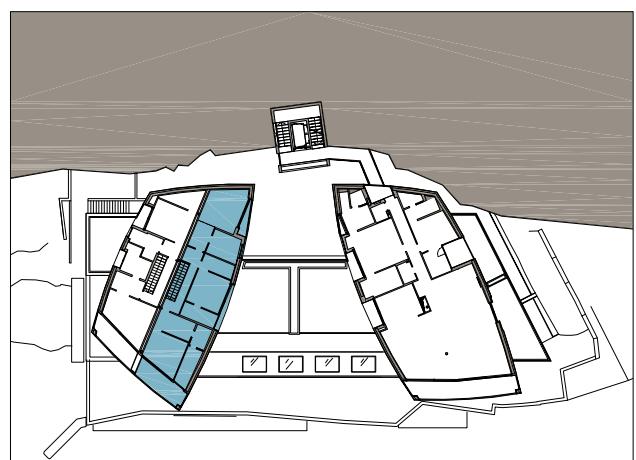
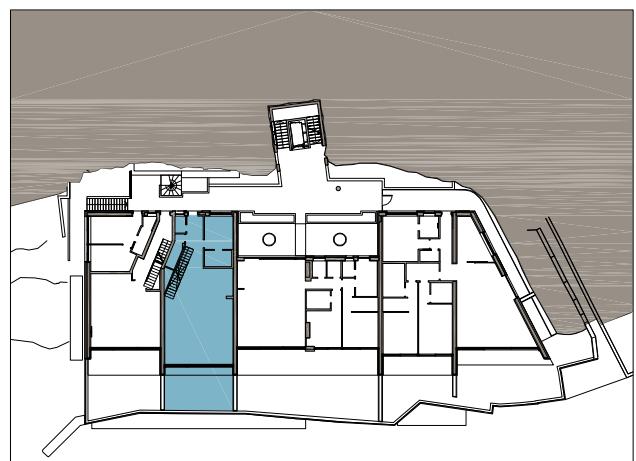
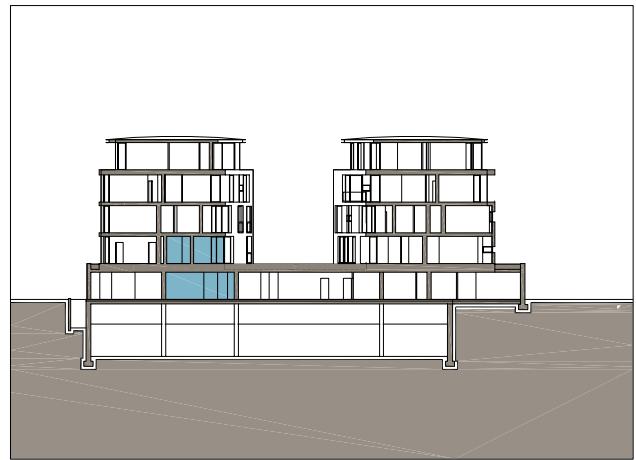
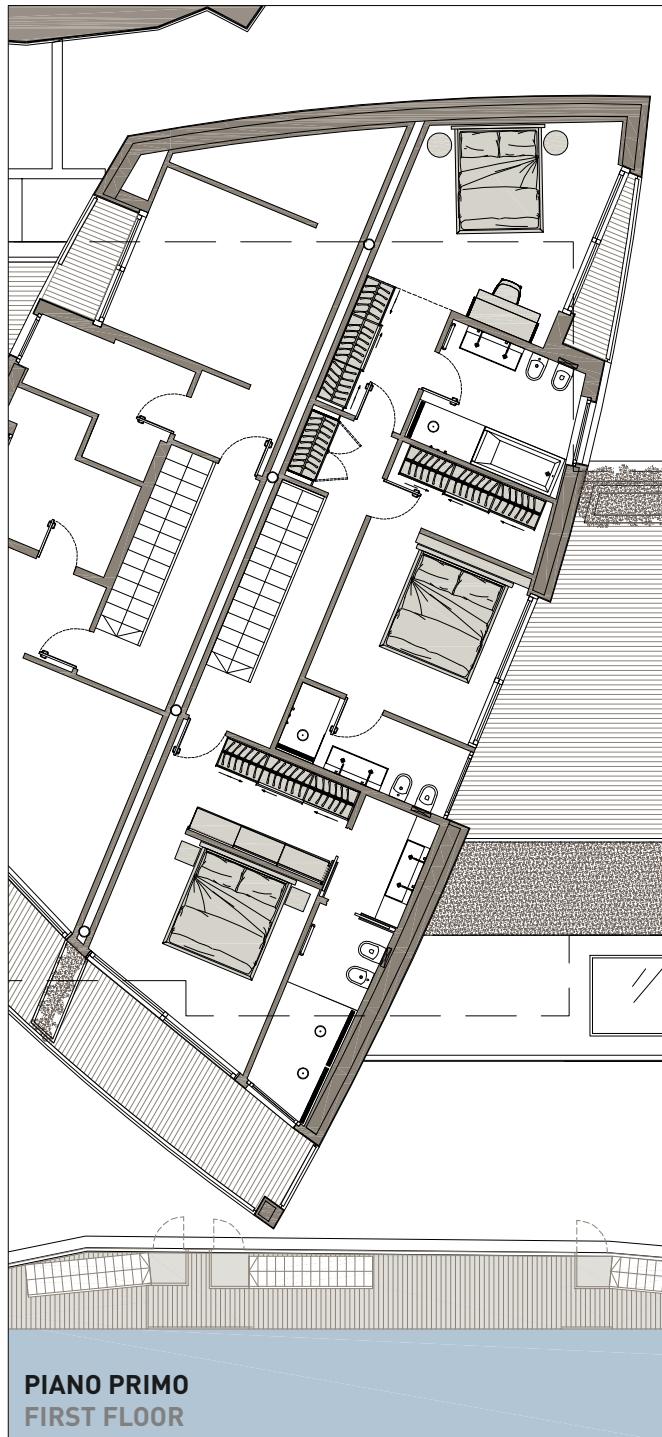
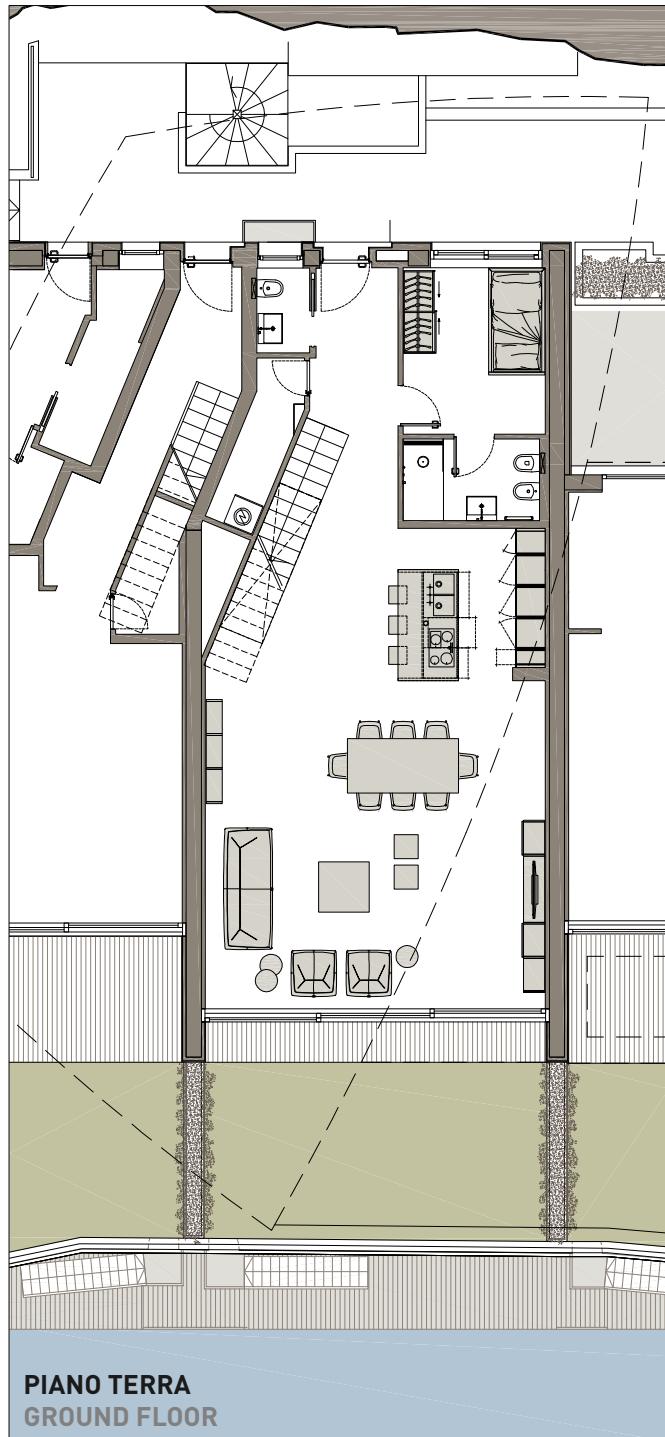


**UNITA' 2**  
Superficie Lorda - **251** mq  
Superficie terrazzi e verde - **90** mq

**Pontile privato**  
**2 Box**  
**Cantina**

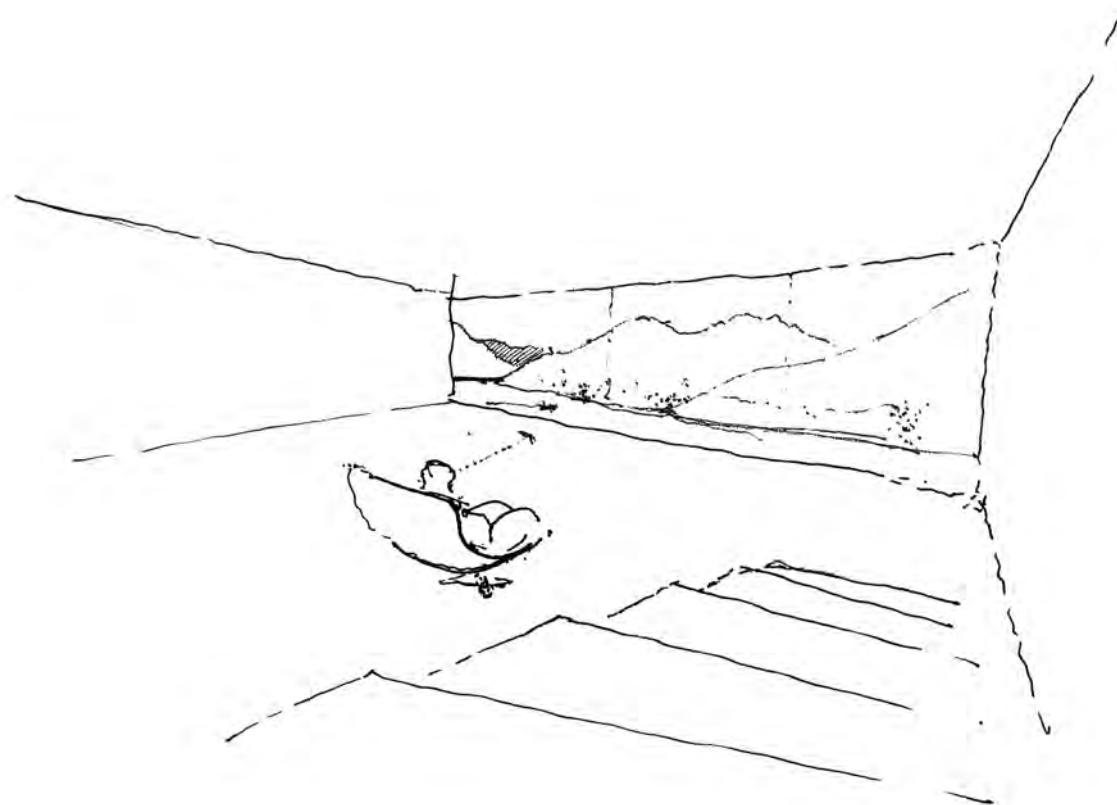
**UNIT 2**  
Gross Area - **251** sqm  
Terrace and green areas - **90** sqm

**Private mooring**  
**2 Garages**  
**Cellar**



# UNITA' 3

## UNIT 3

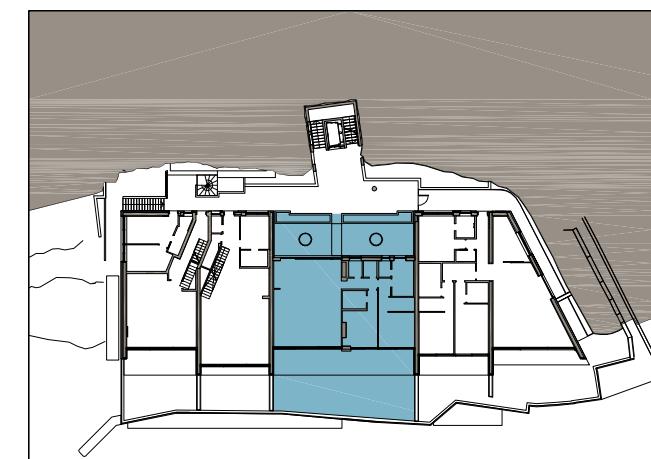
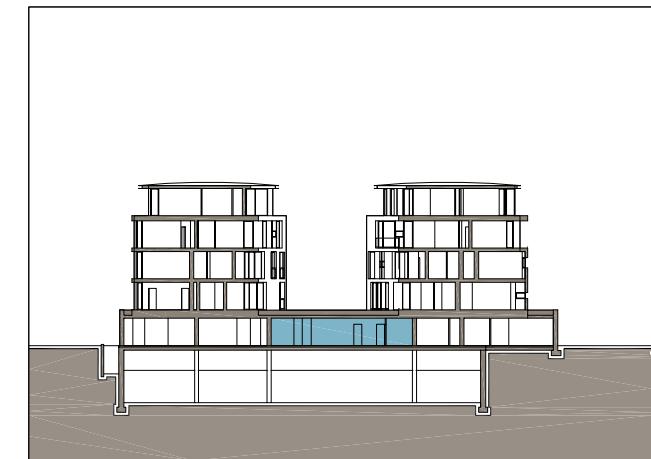
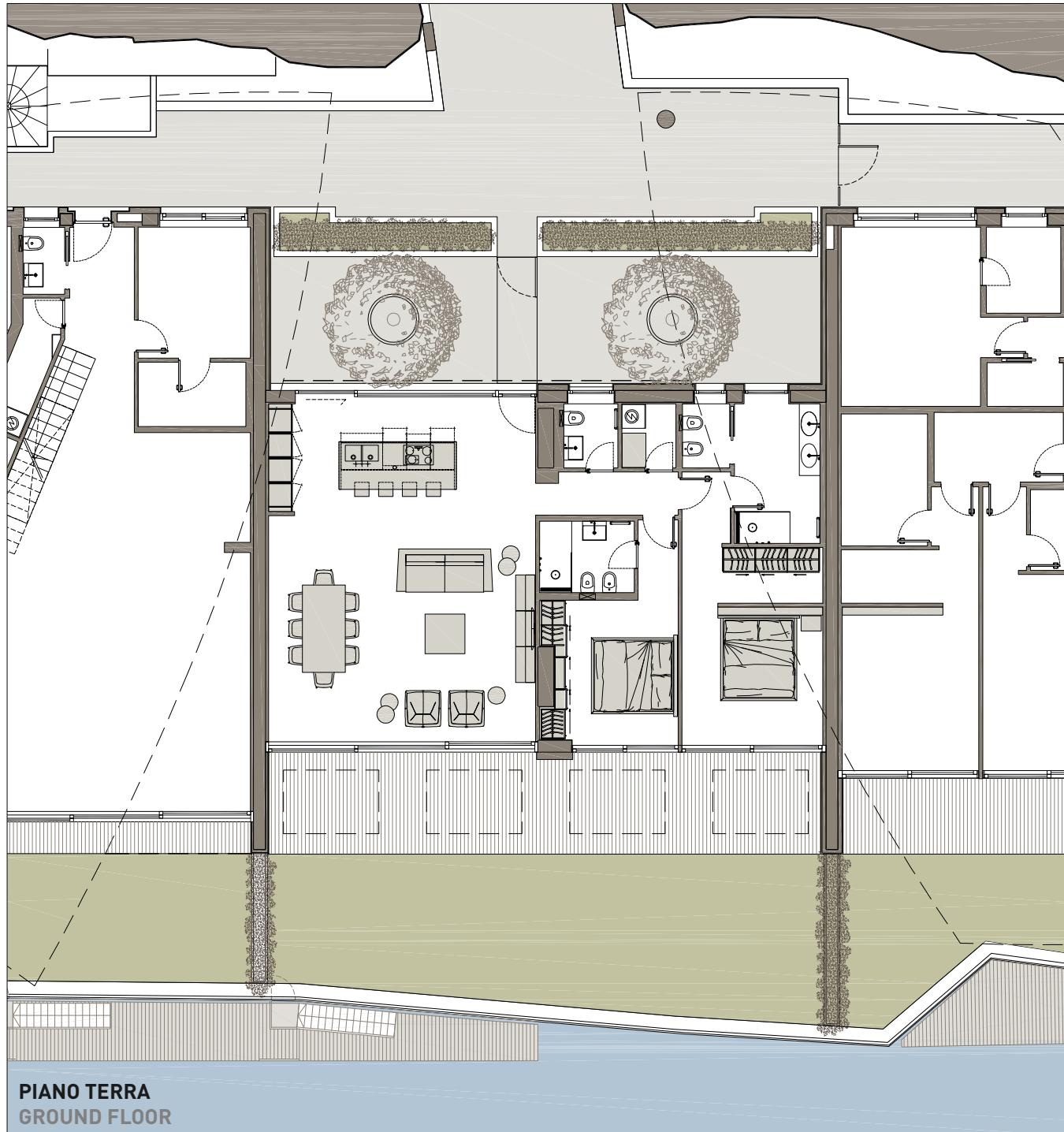


**UNITA' 3**  
Superficie Lorda - **160** mq  
Superficie terrazzi e verde - **142** mq

**Pontile privato**  
**2 Box**  
**Cantina**

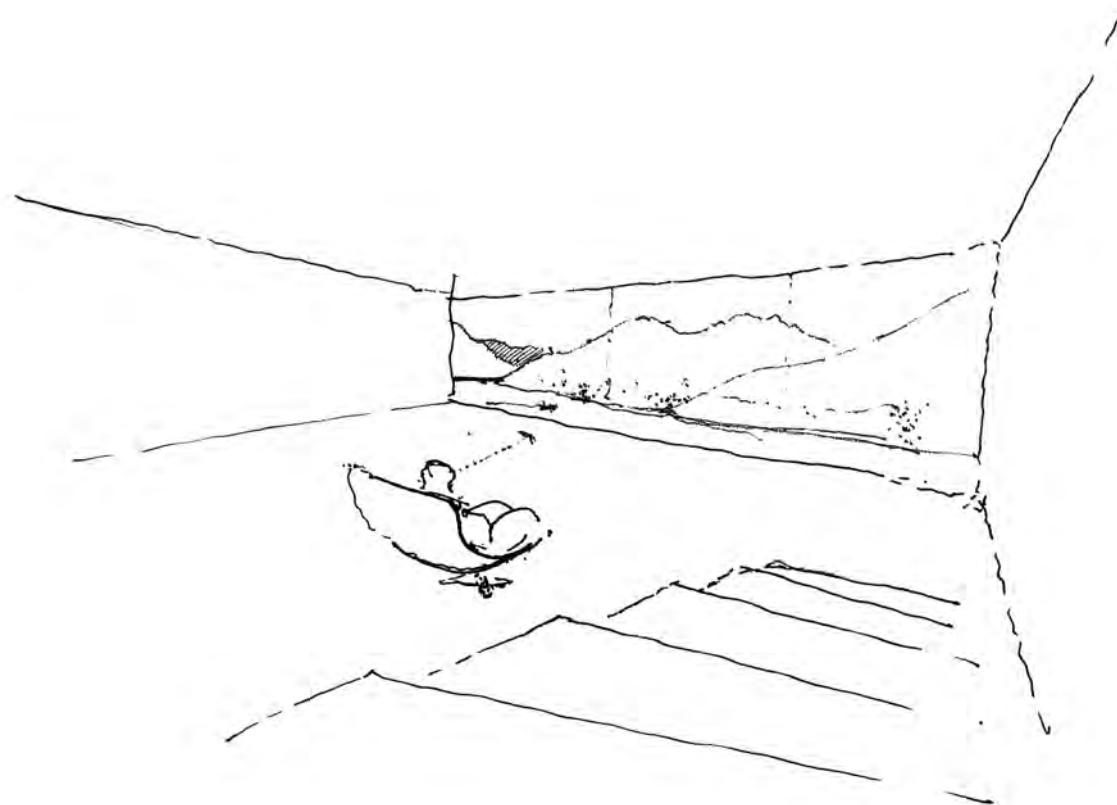
**UNIT 3**  
Gross Area - **160** sqm  
Terrace and green areas - **142** sqm

**Private mooring**  
**2 Garages**  
**Cellar**



# UNITA' 4

## UNIT 4

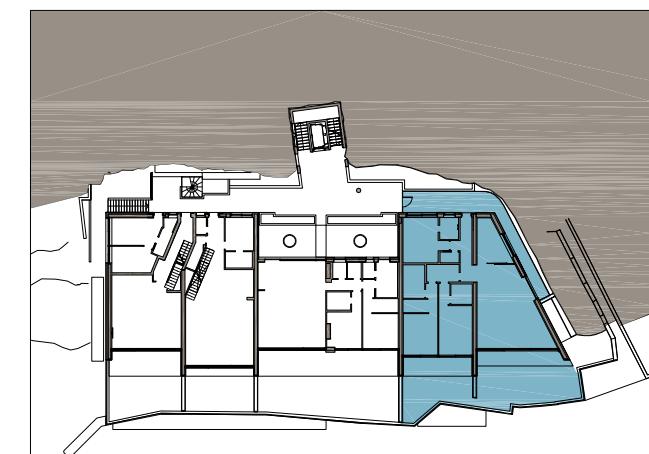
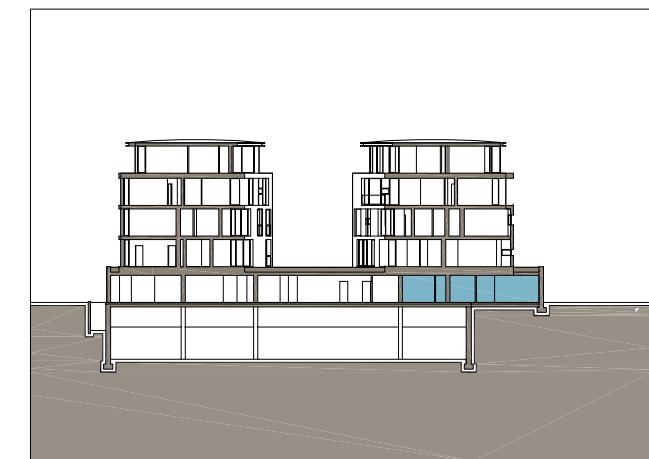
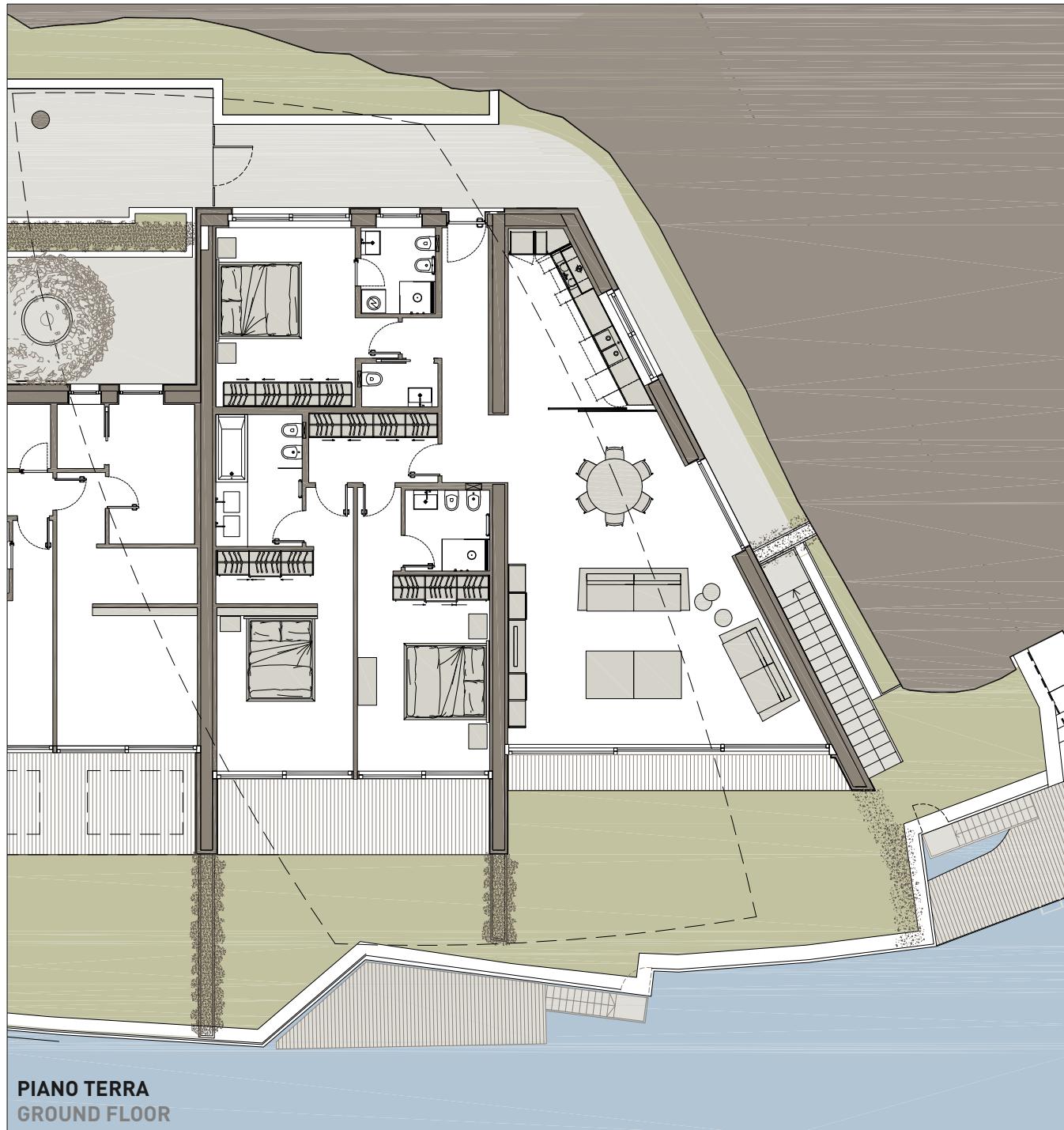


**UNITA' 4**  
Superficie Lorda - **216** mq  
Superficie terrazzi e verde - **92** mq

**Pontile privato**  
**2 Box**  
**Cantina**

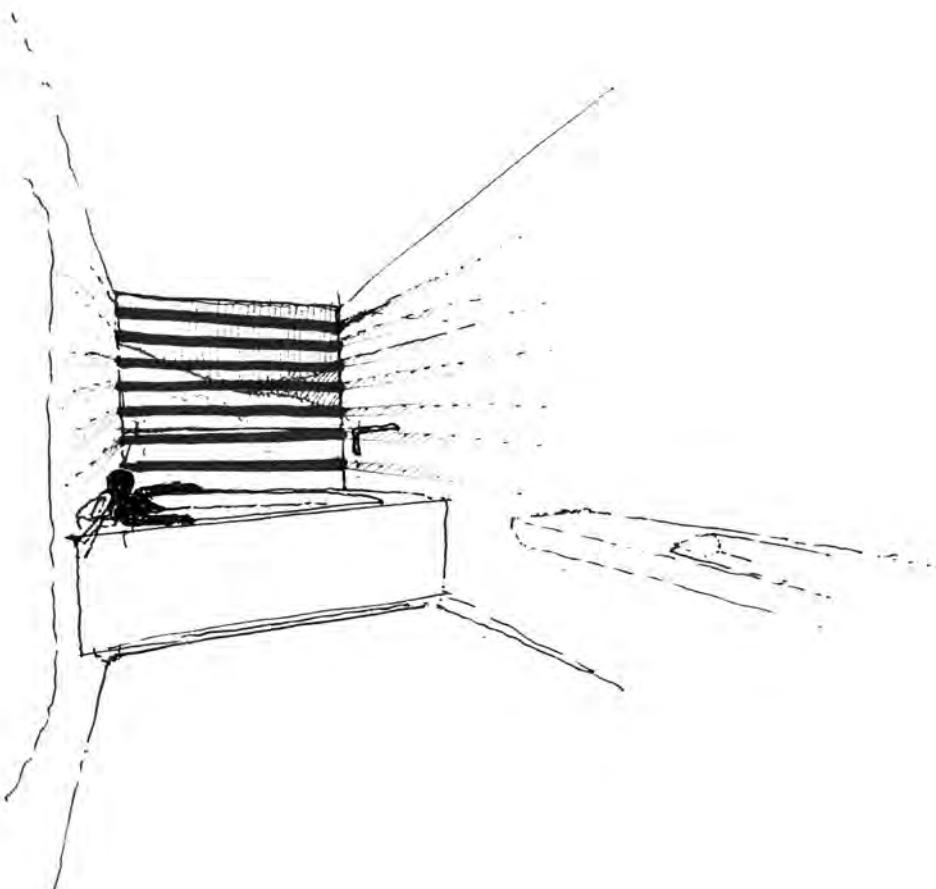
**UNIT 4**  
Gross Area - **216** sqm  
Terrace and green areas - **92** sqm

**Private mooring**  
**2 Garages**  
**Cellar**



# UNITA' 5

## UNIT 5

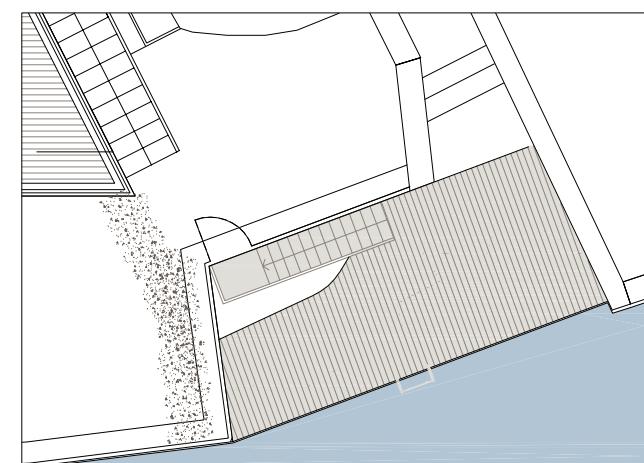
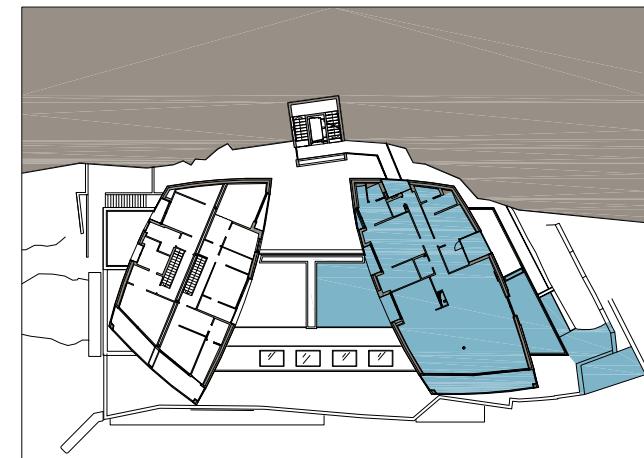
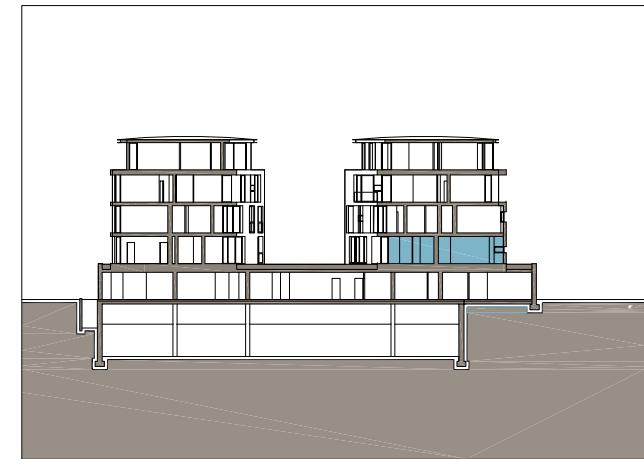
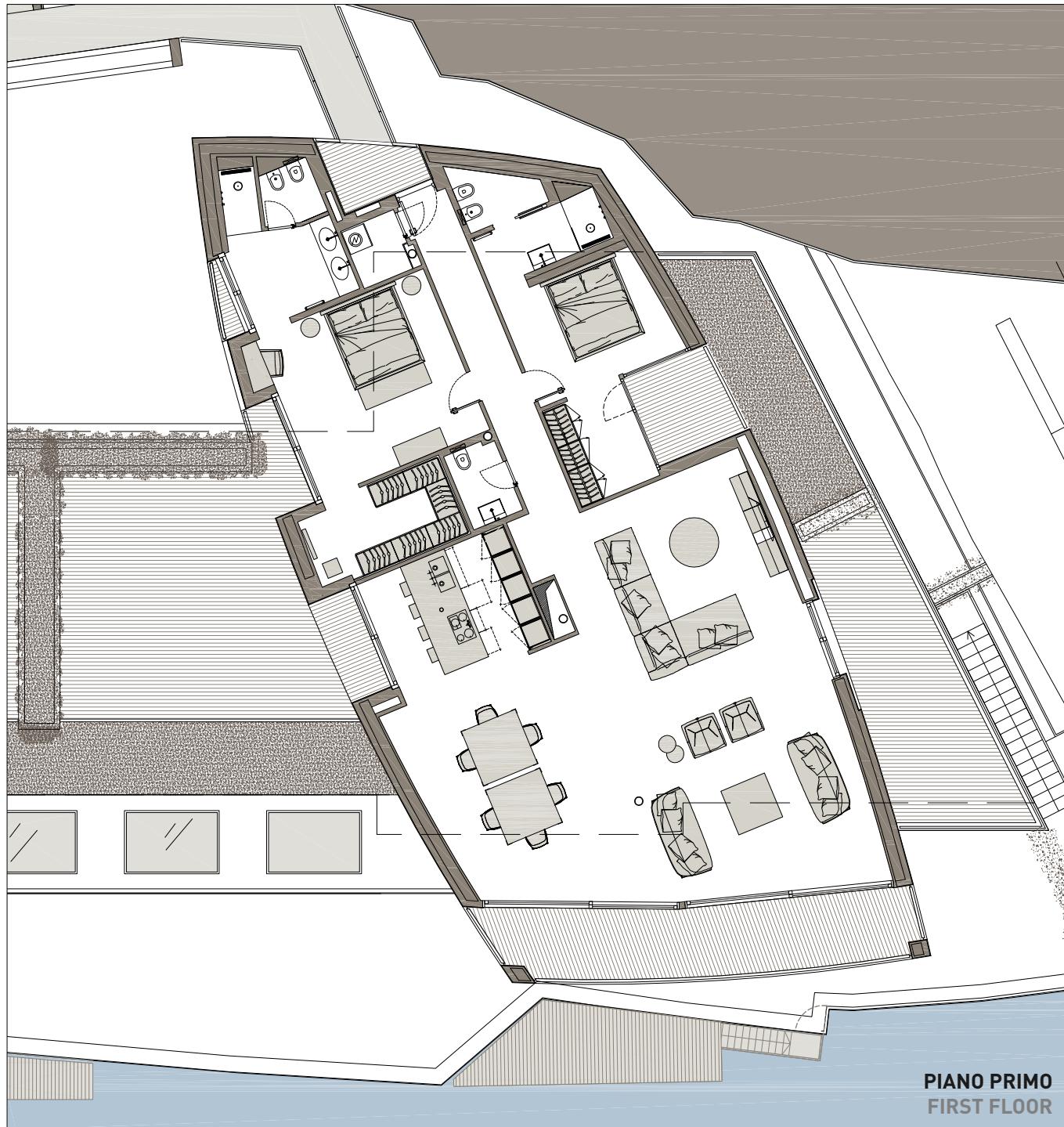


**UNITA' 5**  
Superficie Lorda - **255** mq  
Superficie terrazzi e verde - **77** mq

**Darsena privata**  
**2 Box**  
**Cantina**

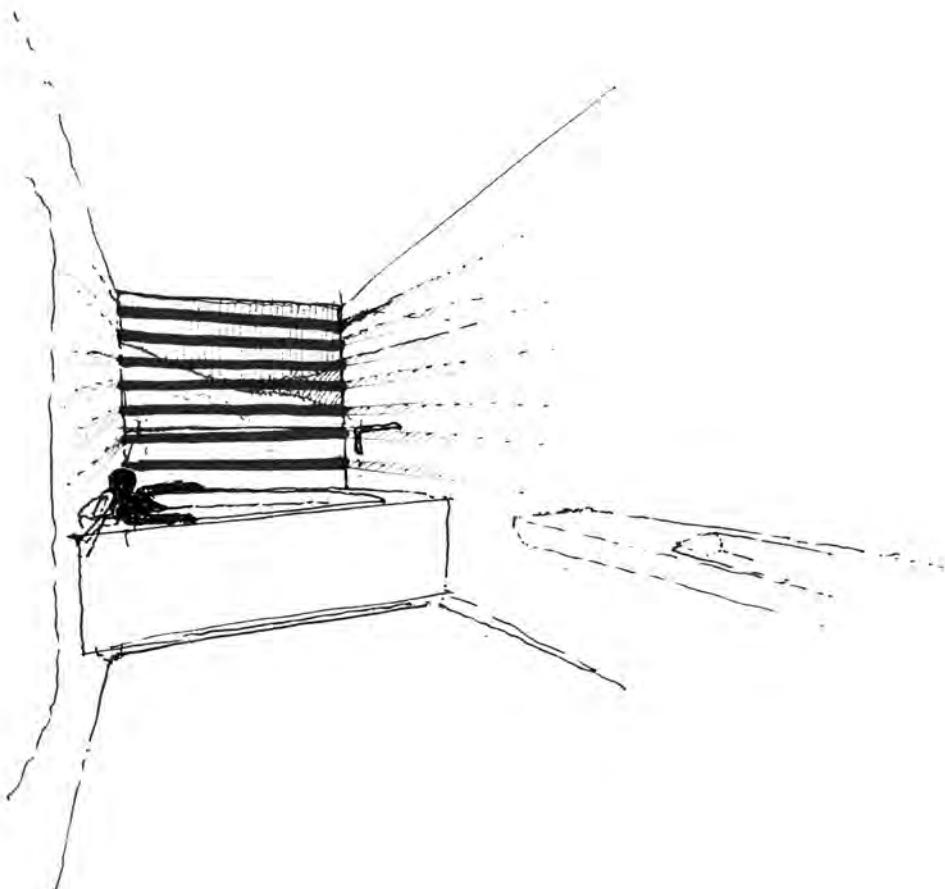
**UNIT 5**  
Gross Area - **255** sqm  
Terrace and green areas - **77** sqm

**Private boathouse**  
**2 Garages**  
**Cellar**



# UNITA' 6

## UNIT 6

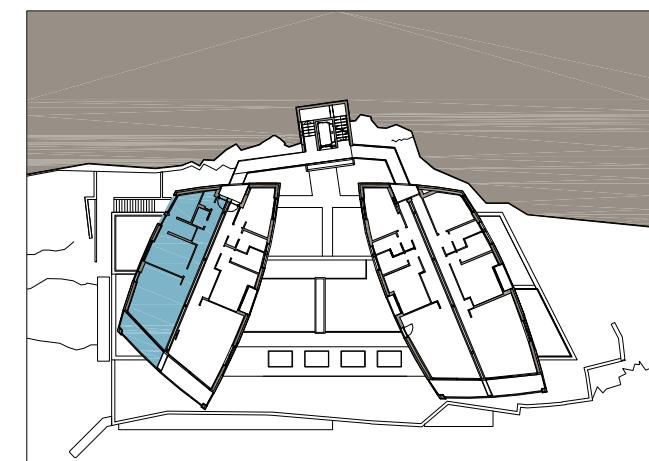
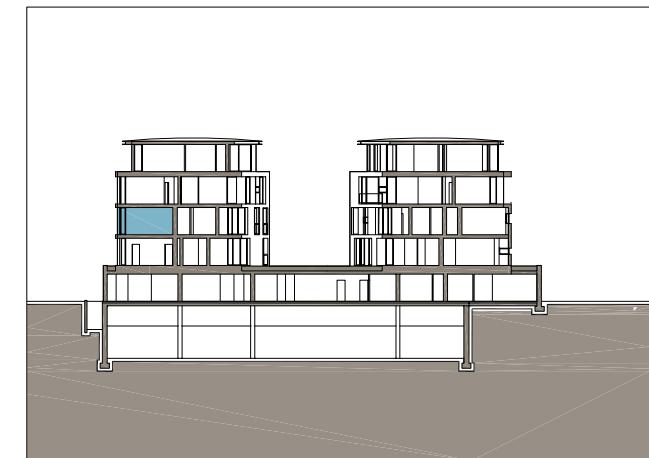
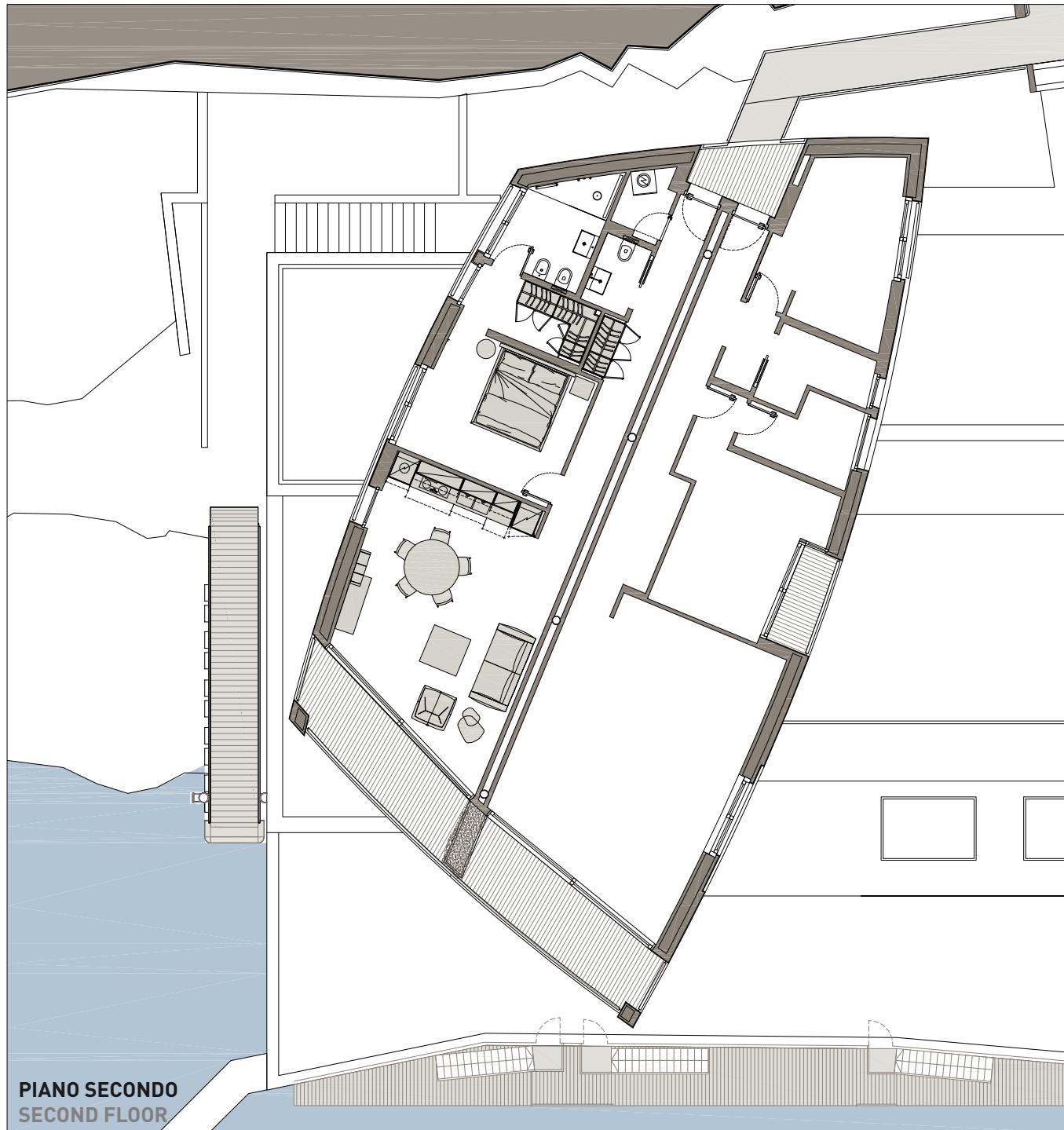


**UNITA' 6**  
Superficie Lorda - **99** mq  
Superficie terrazzi e verde - **12** mq

**Darsena privata**  
**1 Box**  
**Cantina**

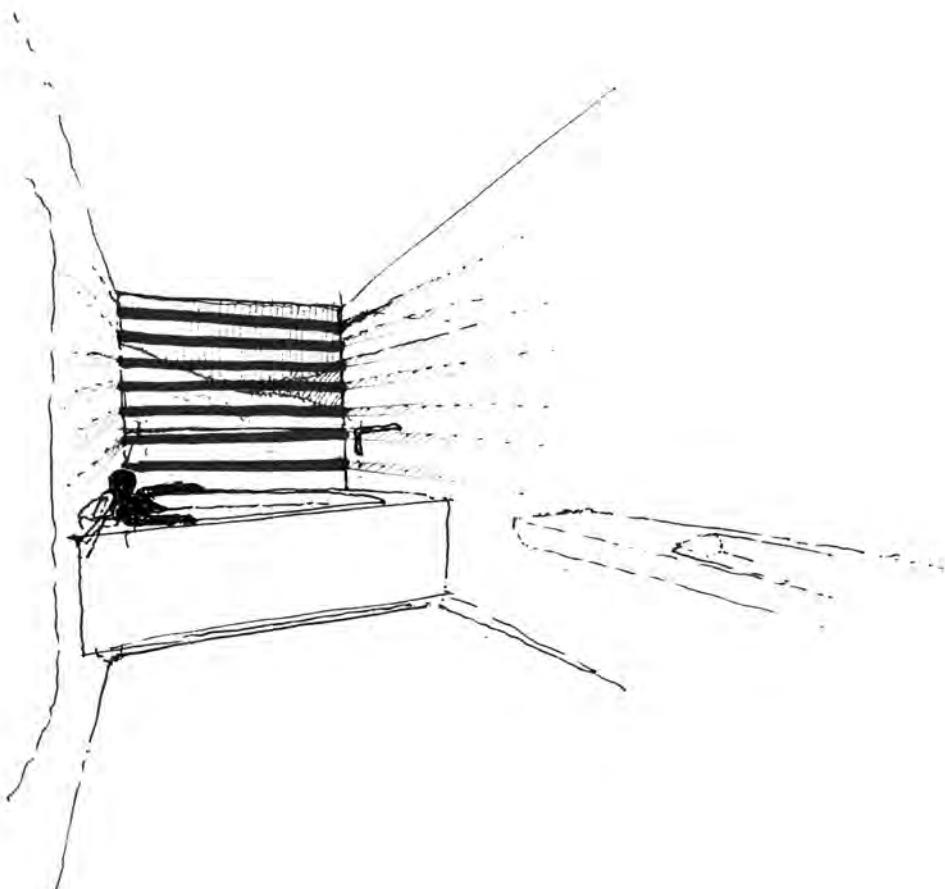
**UNIT 6**  
Gross Area - **99** sqm  
Terrace and green areas - **12** sqm

**Private boathouse**  
**1 Garage**  
**Cellar**



# UNITA' 7

## UNIT 7

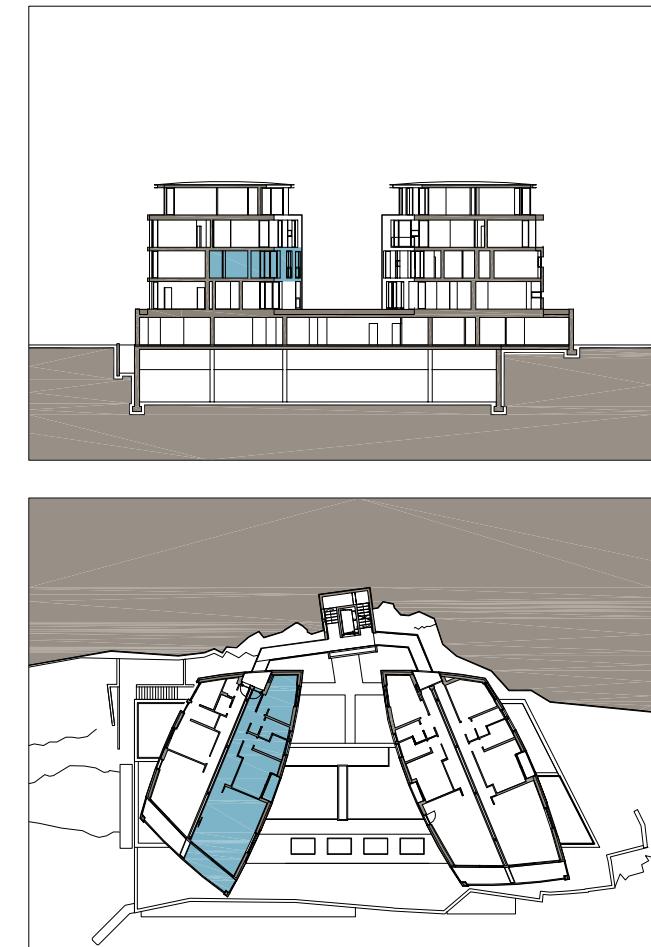
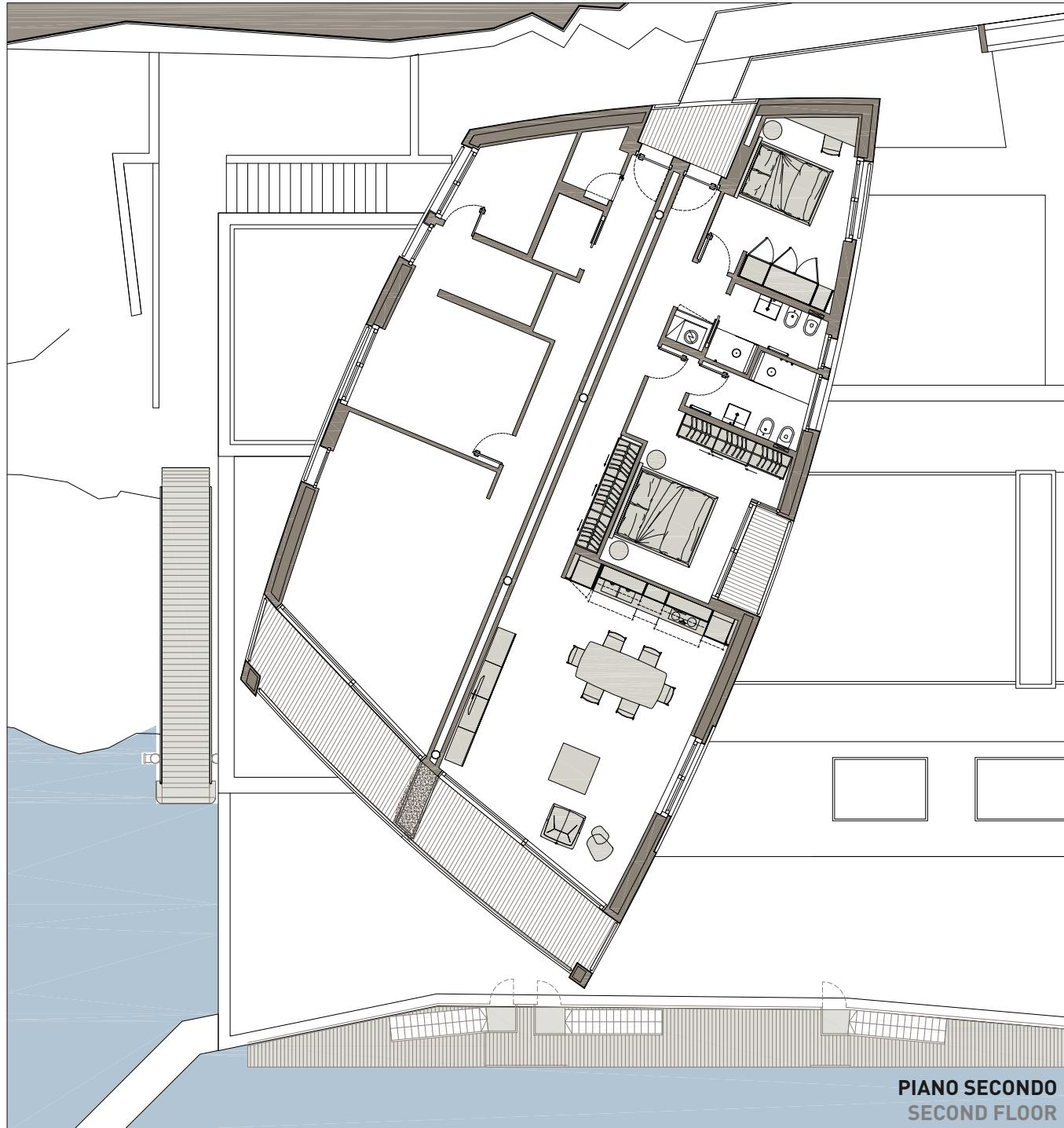


**UNITA' 7**  
Superficie Lorda - **128** mq  
Superficie terrazzi e verde - **16** mq

**Darsena privata**  
**1 Box**  
**Cantina**

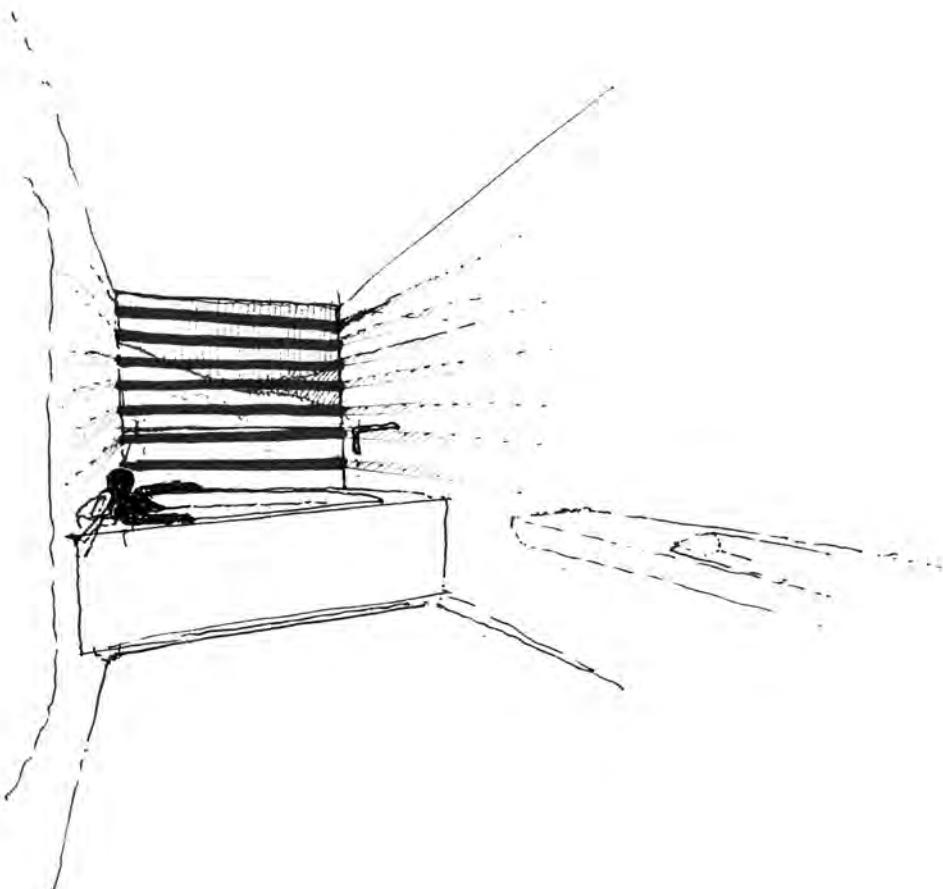
**UNIT 7**  
Gross Area - **128** sqm  
Terrace and green areas - **16** sqm

**Private boathouse**  
**1 Garage**  
**Cellar**



# UNITA' 8

## UNIT 8

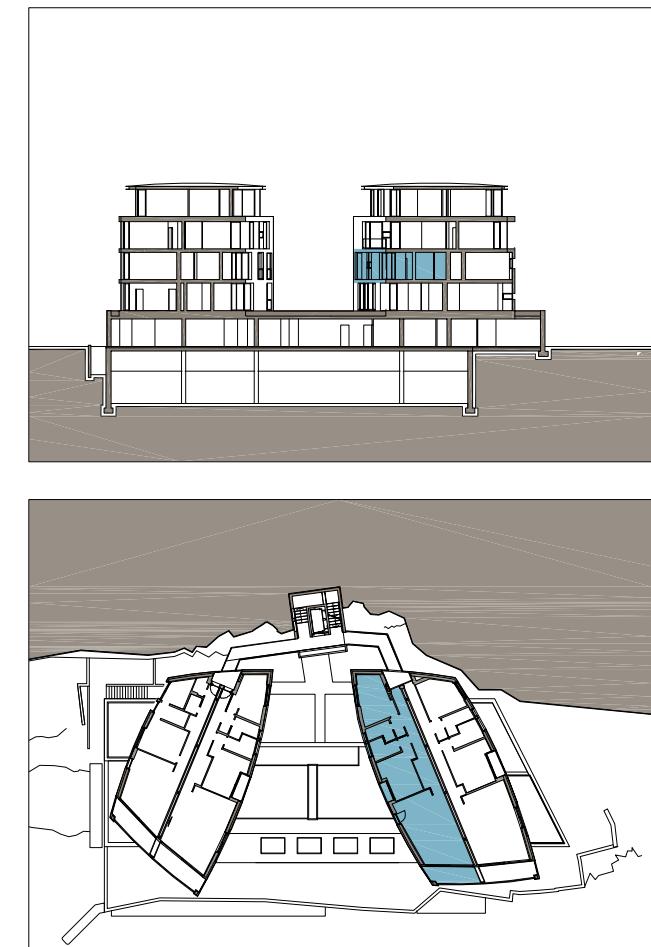
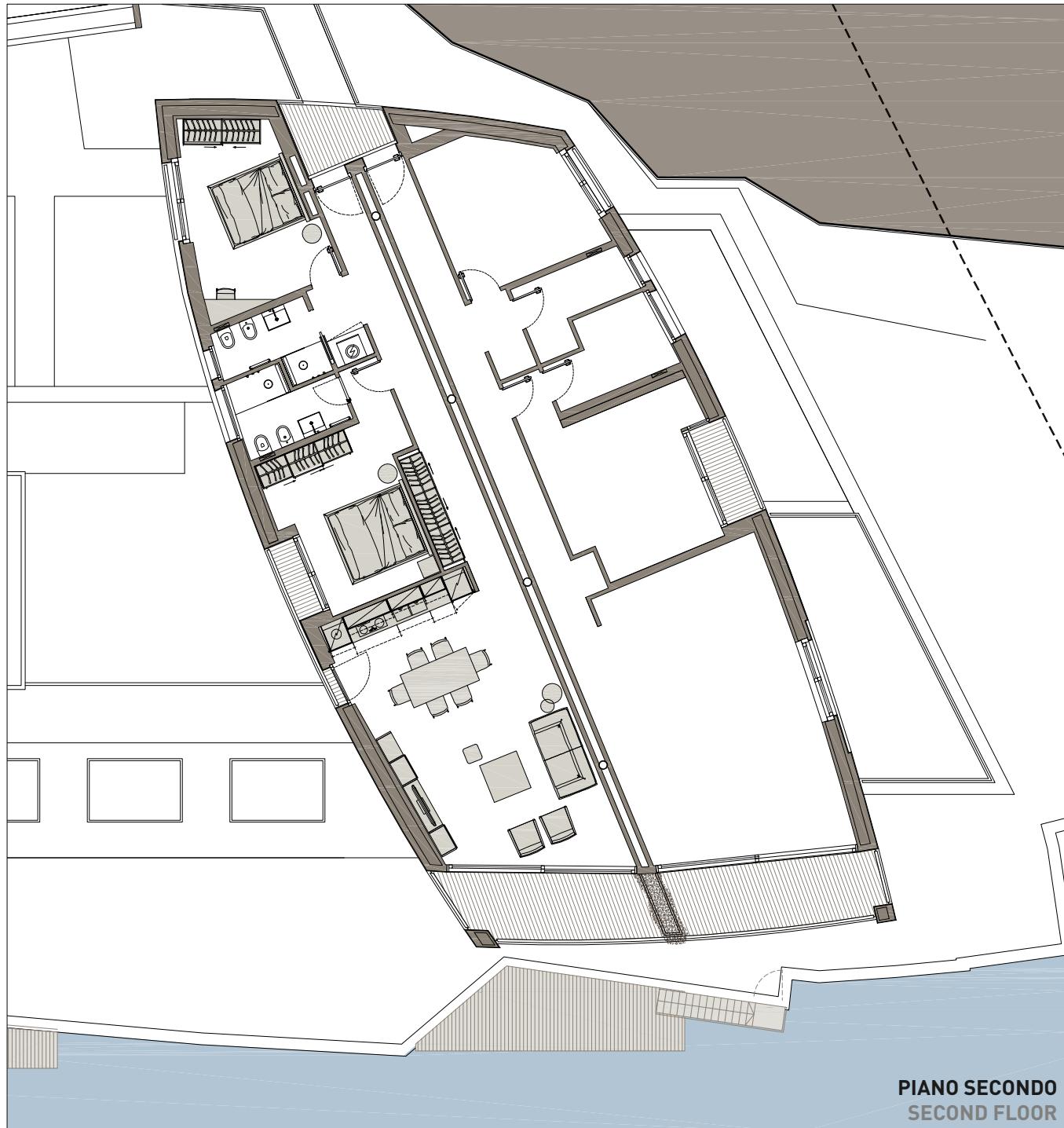


**UNITA' 8**  
Superficie Lorda - **126** mq  
Superficie terrazzi e verde - **13** mq

**Darsena privata**  
**1 Box**  
**Cantina**

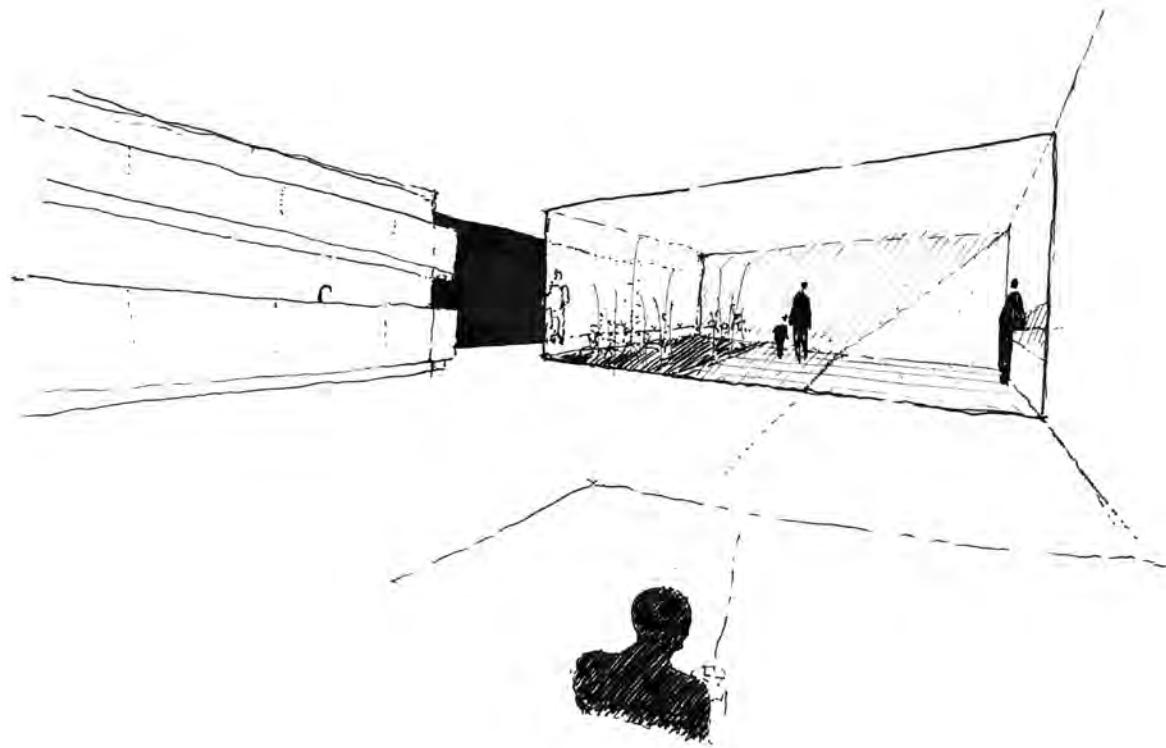
**UNIT 8**  
Gross Area - **126** sqm  
Terrace and green areas - **13** sqm

**Private boathouse**  
**1 Garage**  
**Cellar**



# UNITA' 9

## UNIT 9

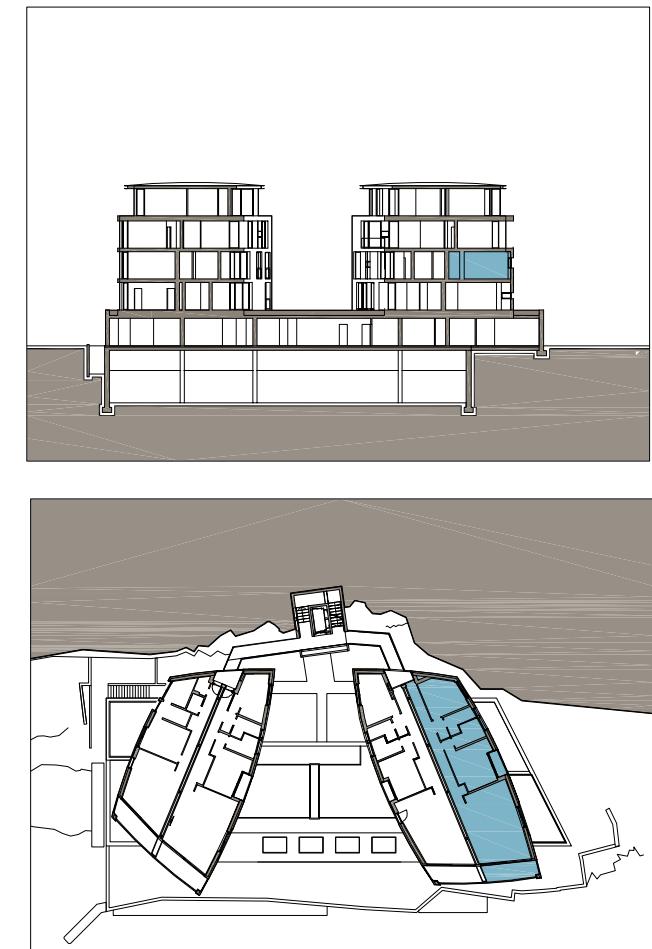
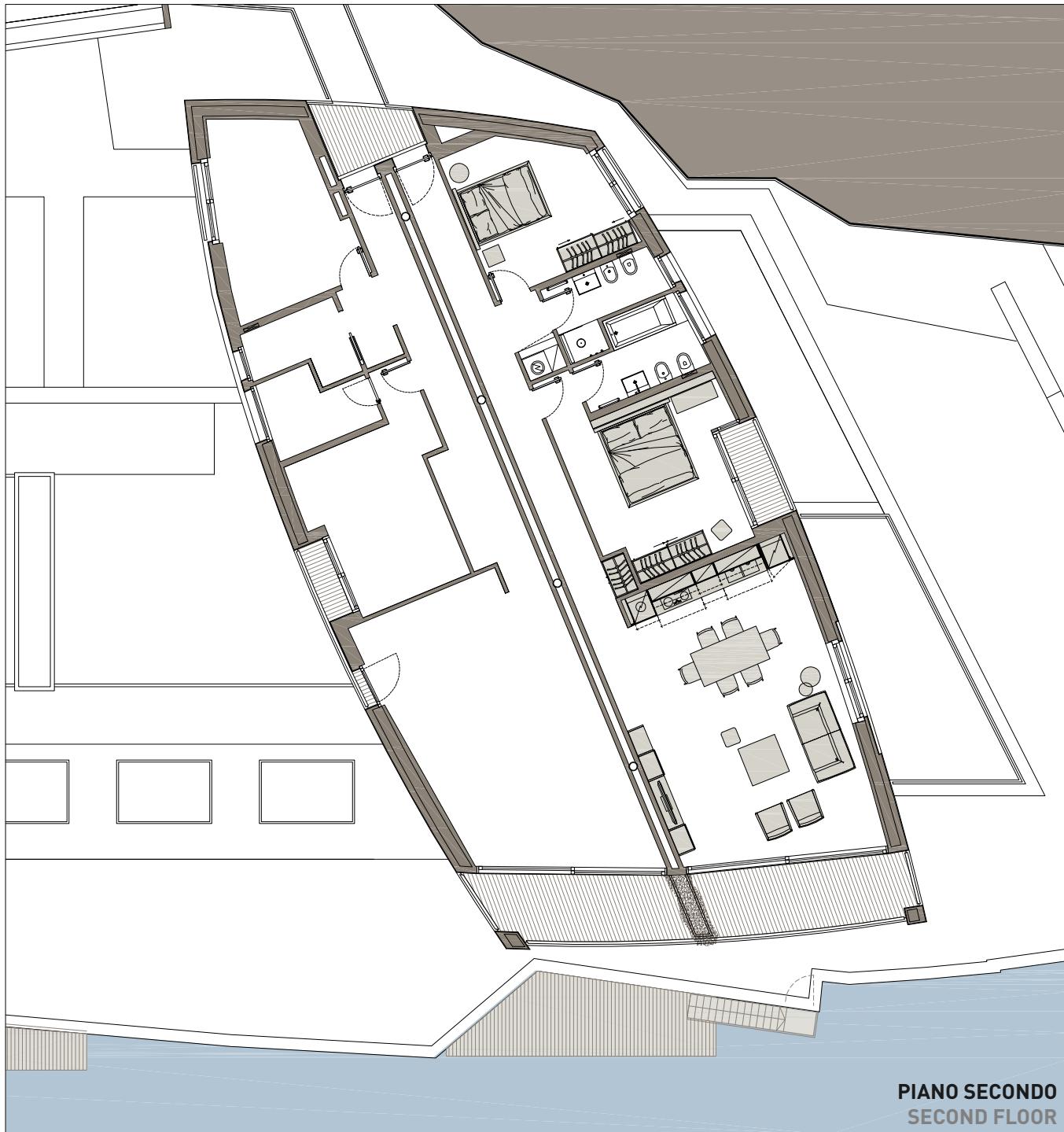


**UNITA' 9**  
Superficie Lorda - 135 mq  
Superficie terrazzi e verde - 14 mq

**Darsena privata**  
1 Box  
Cantina

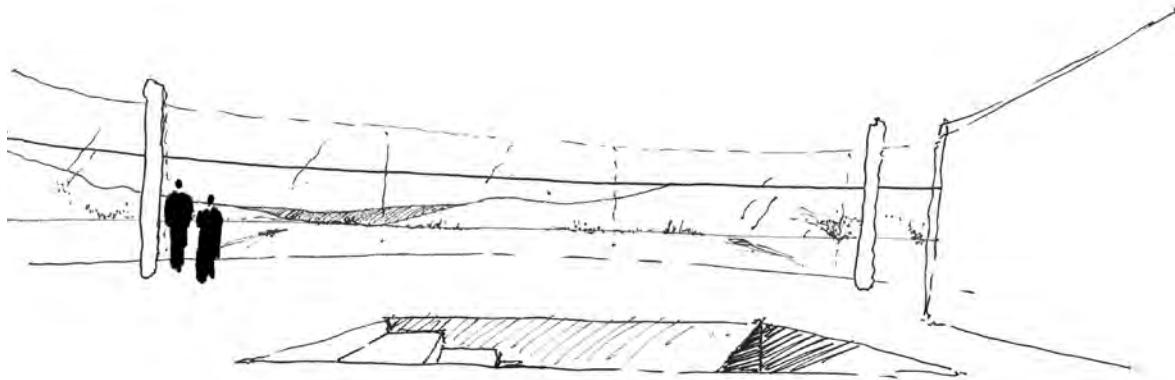
**UNIT 9**  
Gross Area - 135 sqm  
Terrace and green areas - 14 sqm

**Private boathouse**  
1 Garage  
Cellar



# UNITA' 10

## UNIT 10

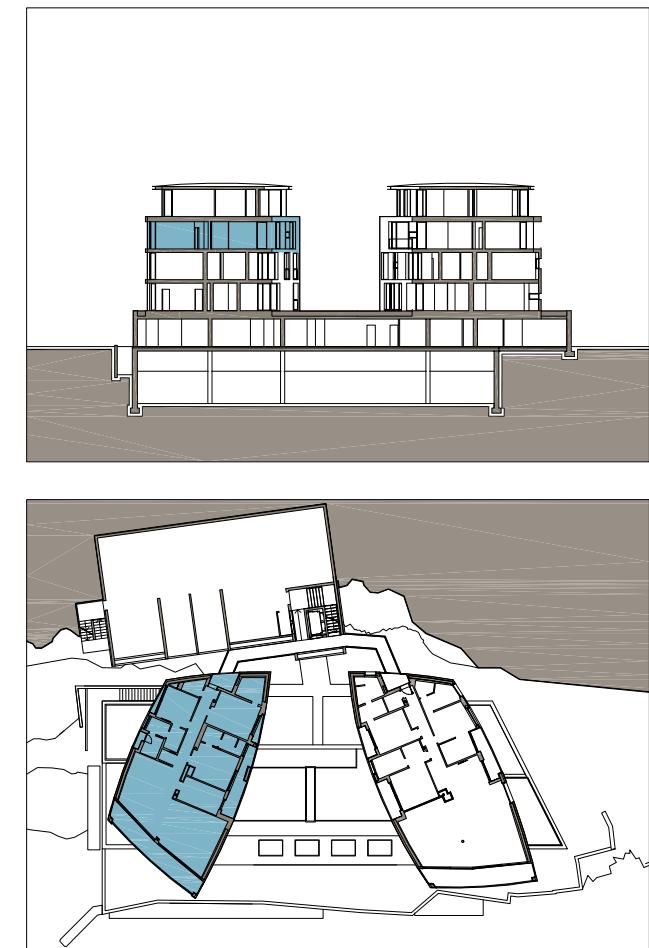
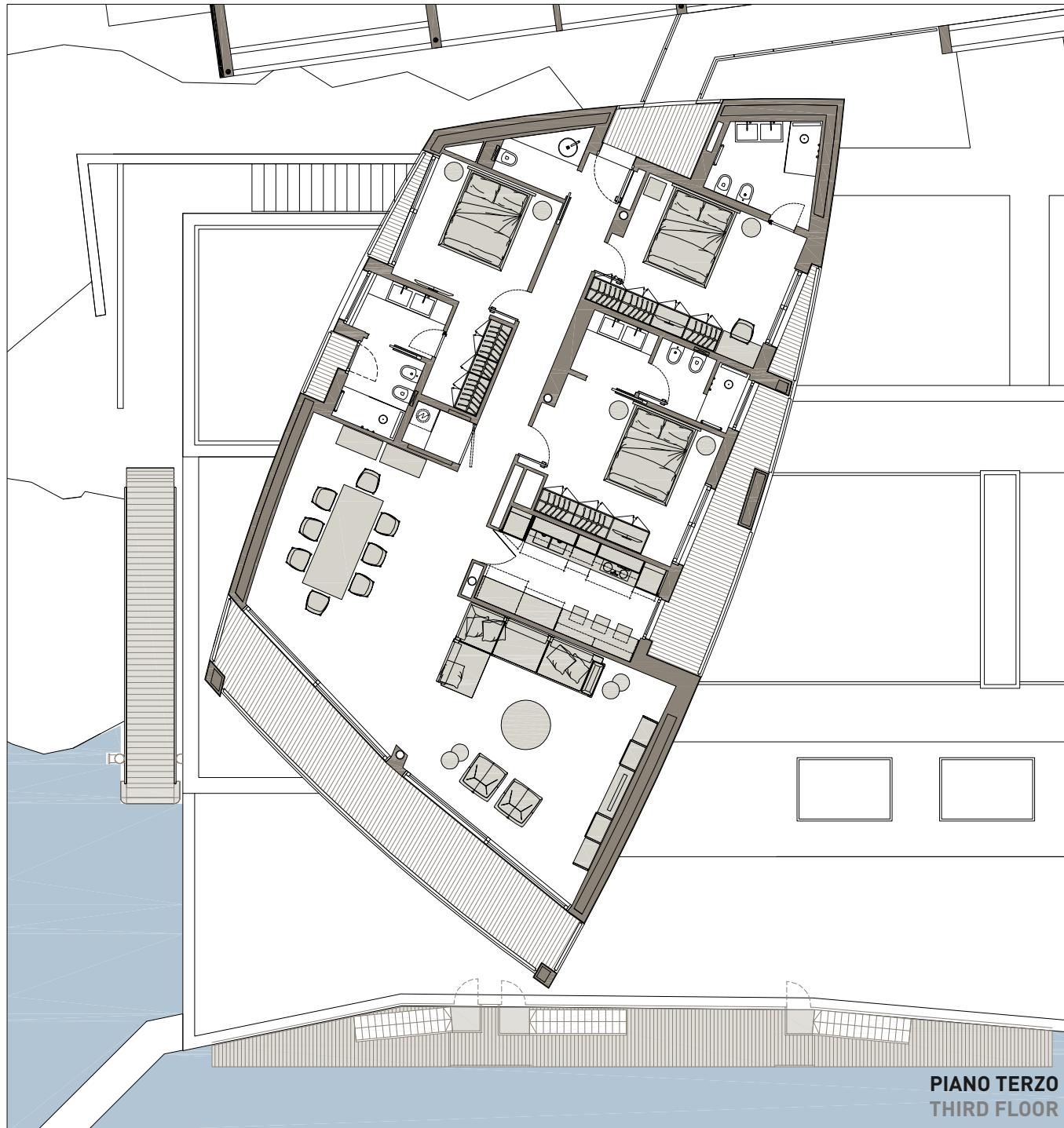


**UNITA' 10**  
Superficie Lorda - **214** mq  
Superficie terrazzi e verde - **40** mq

**Darsena privata**  
**2 Box**  
**Cantina**

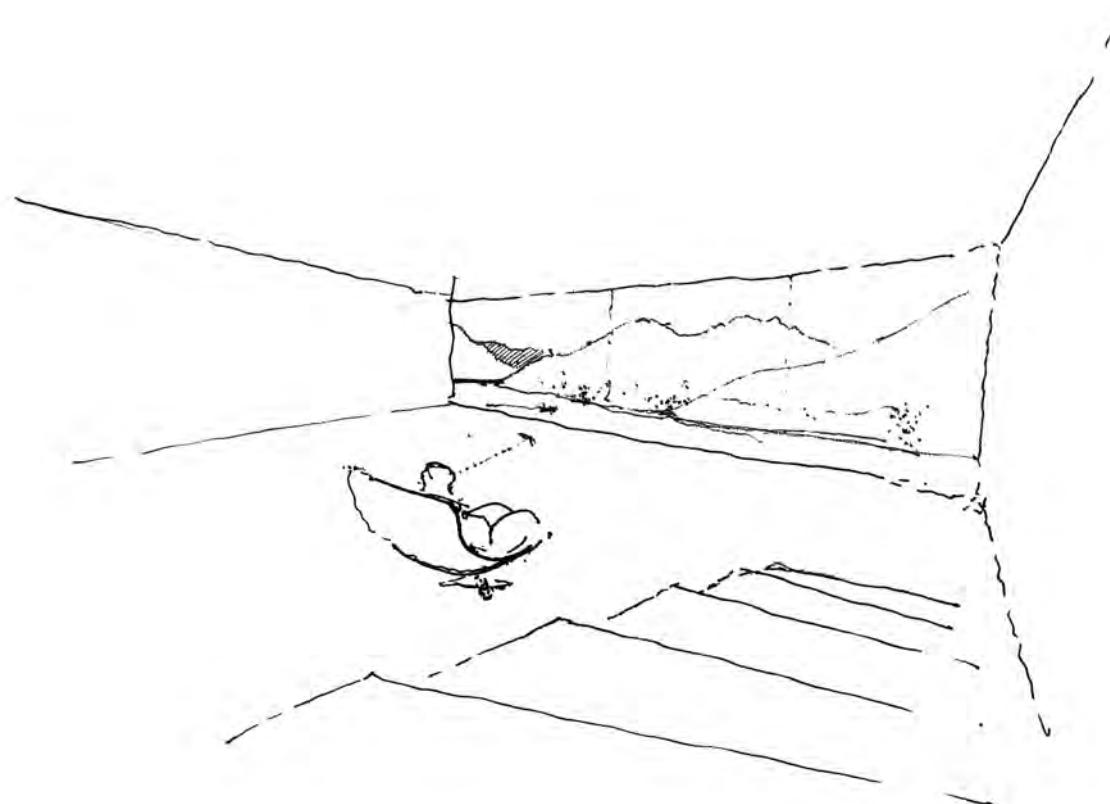
**UNIT 10**  
Gross Area - **214** sqm  
Terrace and green areas - **40** sqm

**Private boathouse**  
**2 Garages**  
**Cellar**



# UNITA' 11

## UNIT 11

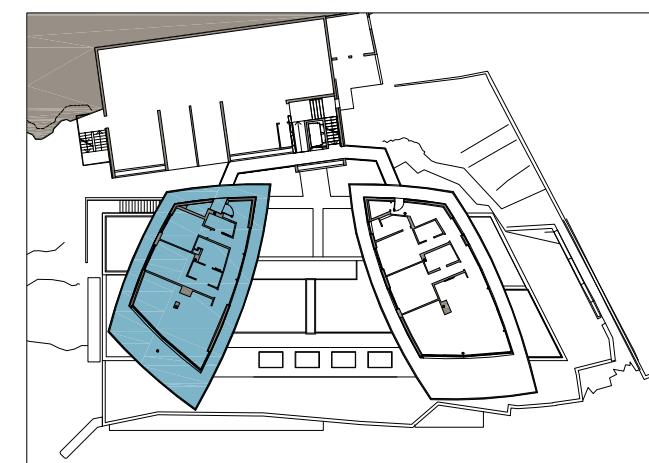
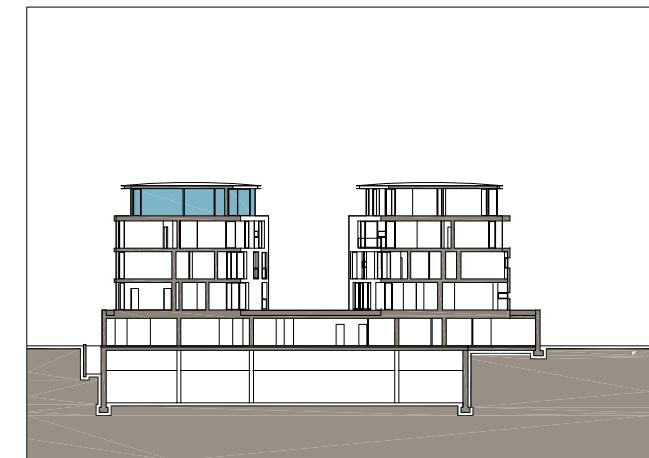
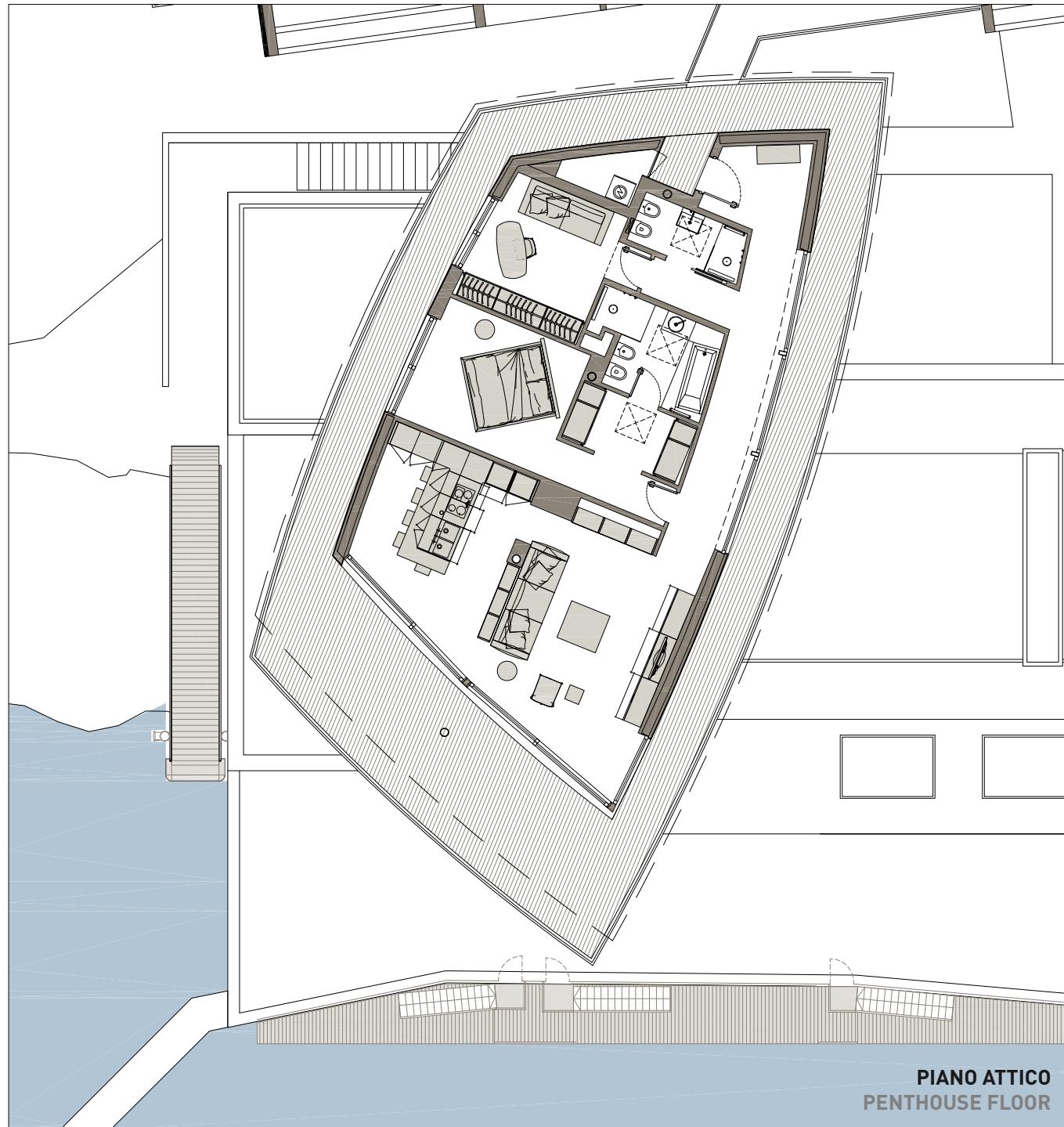


**UNITA' 11**  
Superficie Lorda - **158** mq  
Superficie terrazzi e verde - **94** mq

**Darsena privata**  
**2 Box**  
**Cantina**

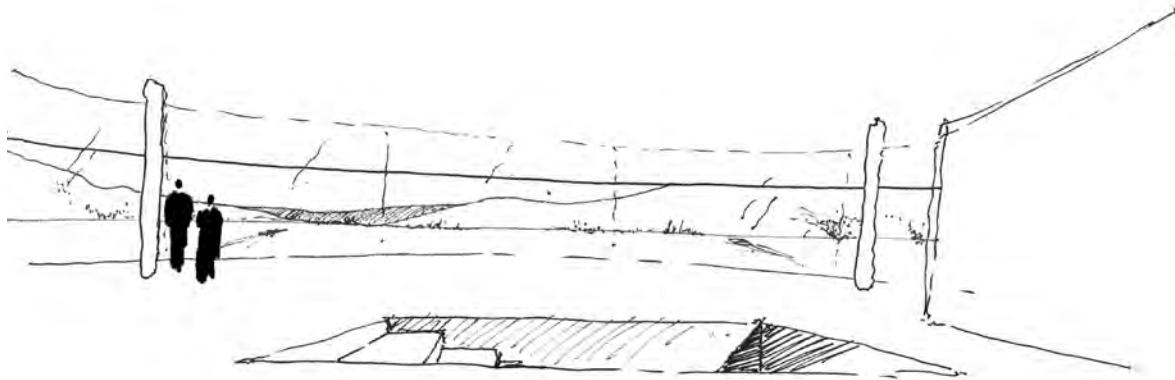
**UNIT 11**  
Gross Area - **158** sqm  
Terrace and green areas - **94** sqm

**Private boathouse**  
**2 Garages**  
**Cellar**



# UNITA' 12

## UNIT 12

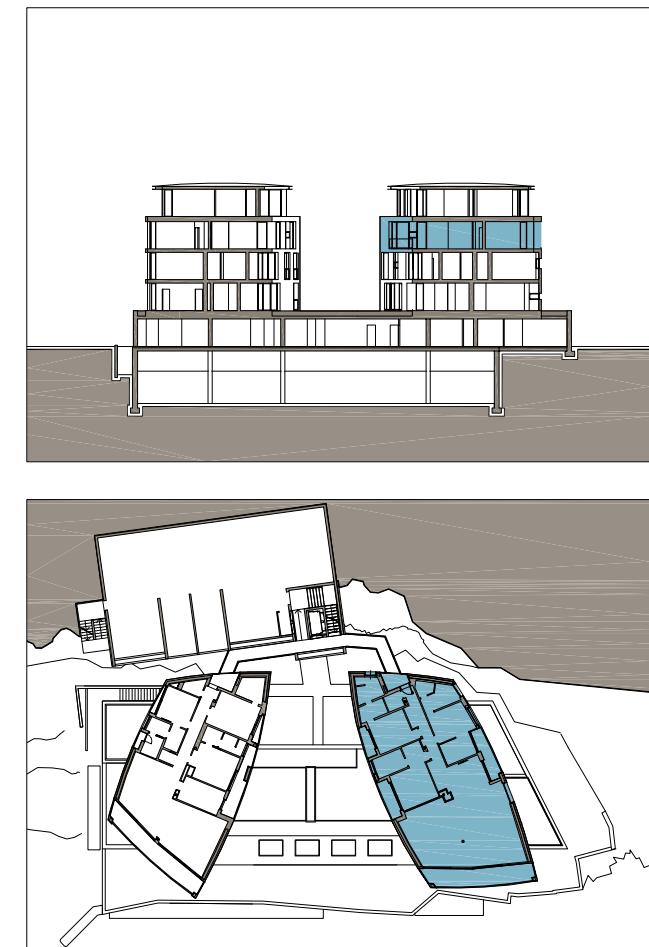
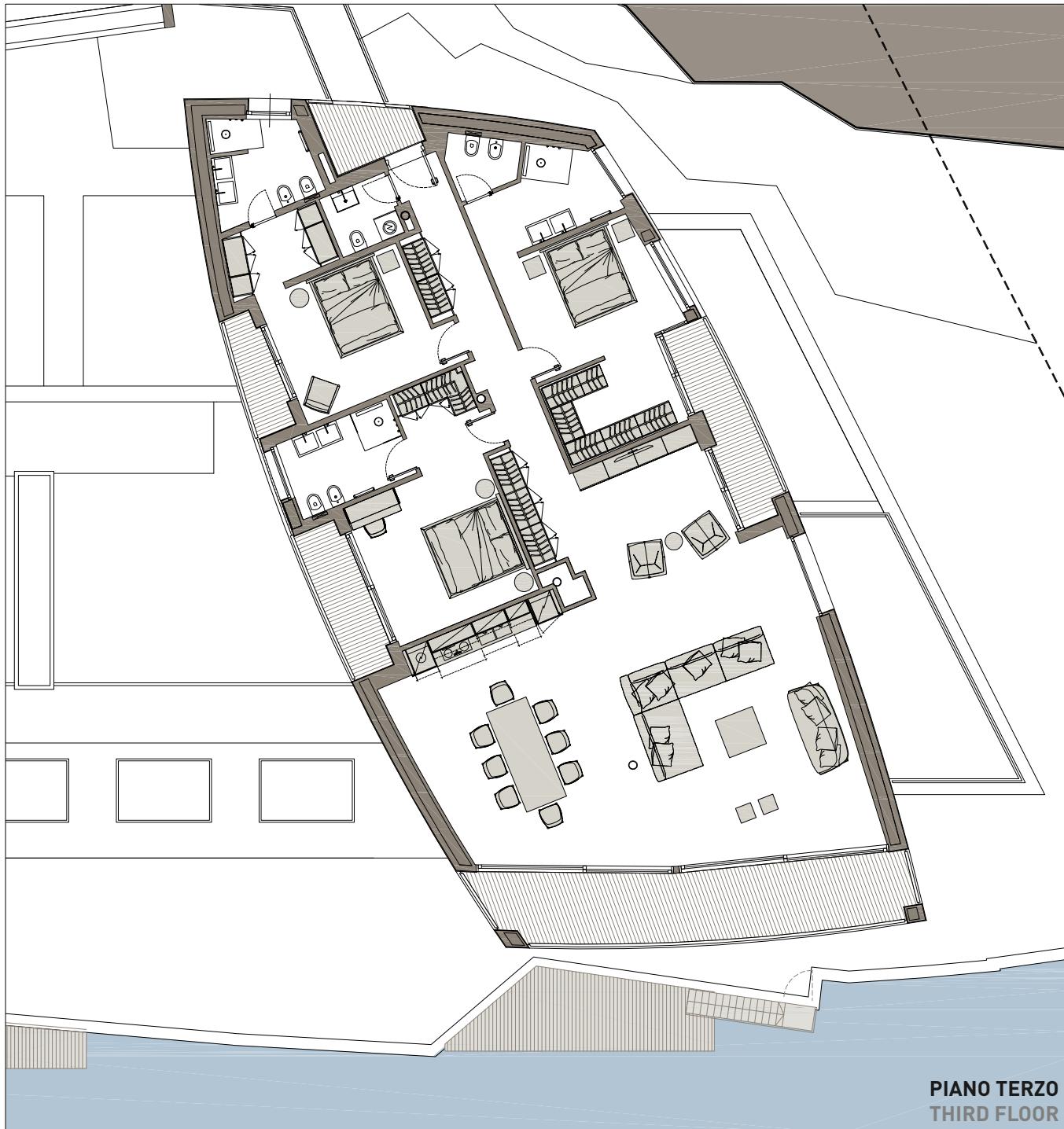


**UNITA' 12**  
Superficie Lorda - **248** mq  
Superficie terrazzi e verde - **40** mq

**Darsena privata**  
**2 Box**  
**Cantina**

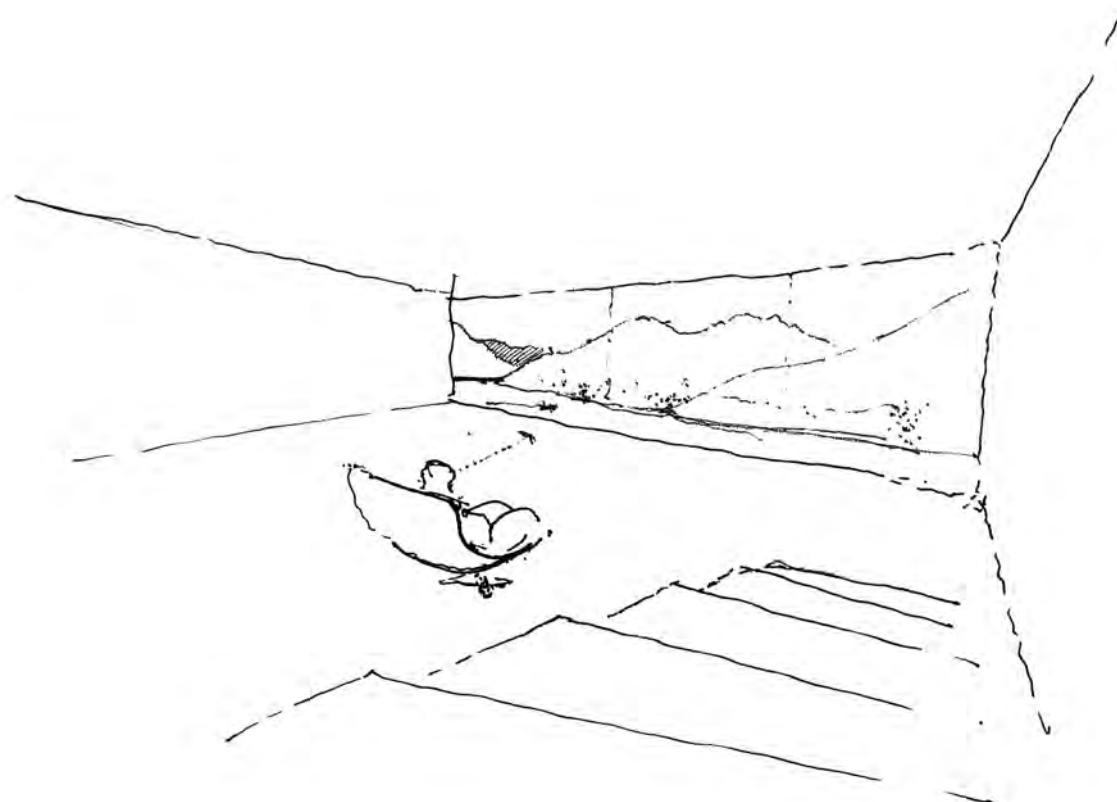
**UNIT 12**  
Gross Area - **248** sqm  
Terrace and green area - **40** sqm

**Private boathouse**  
**2 Garages**  
**Cellar**



# UNITA' 14

## UNIT 14

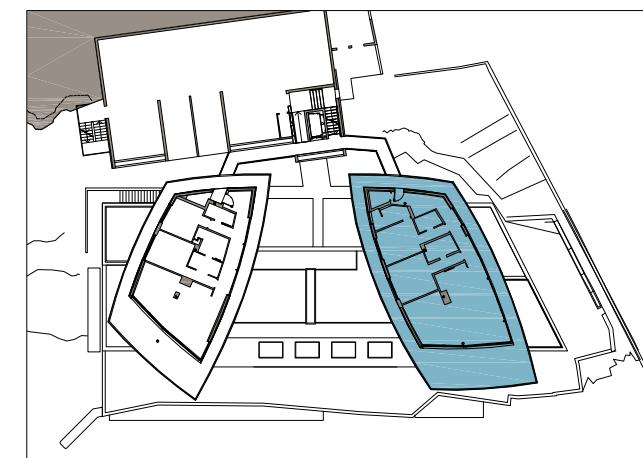
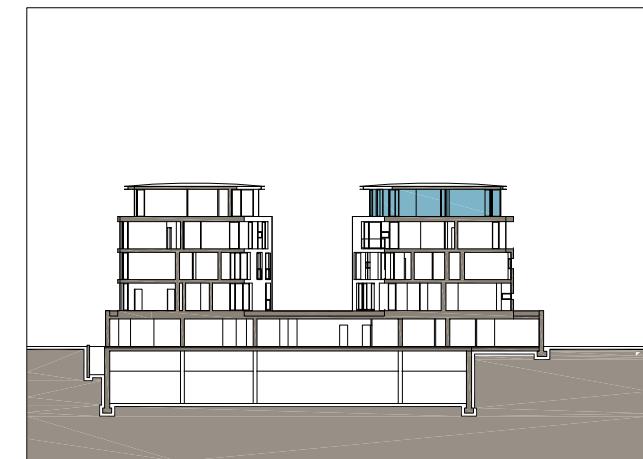
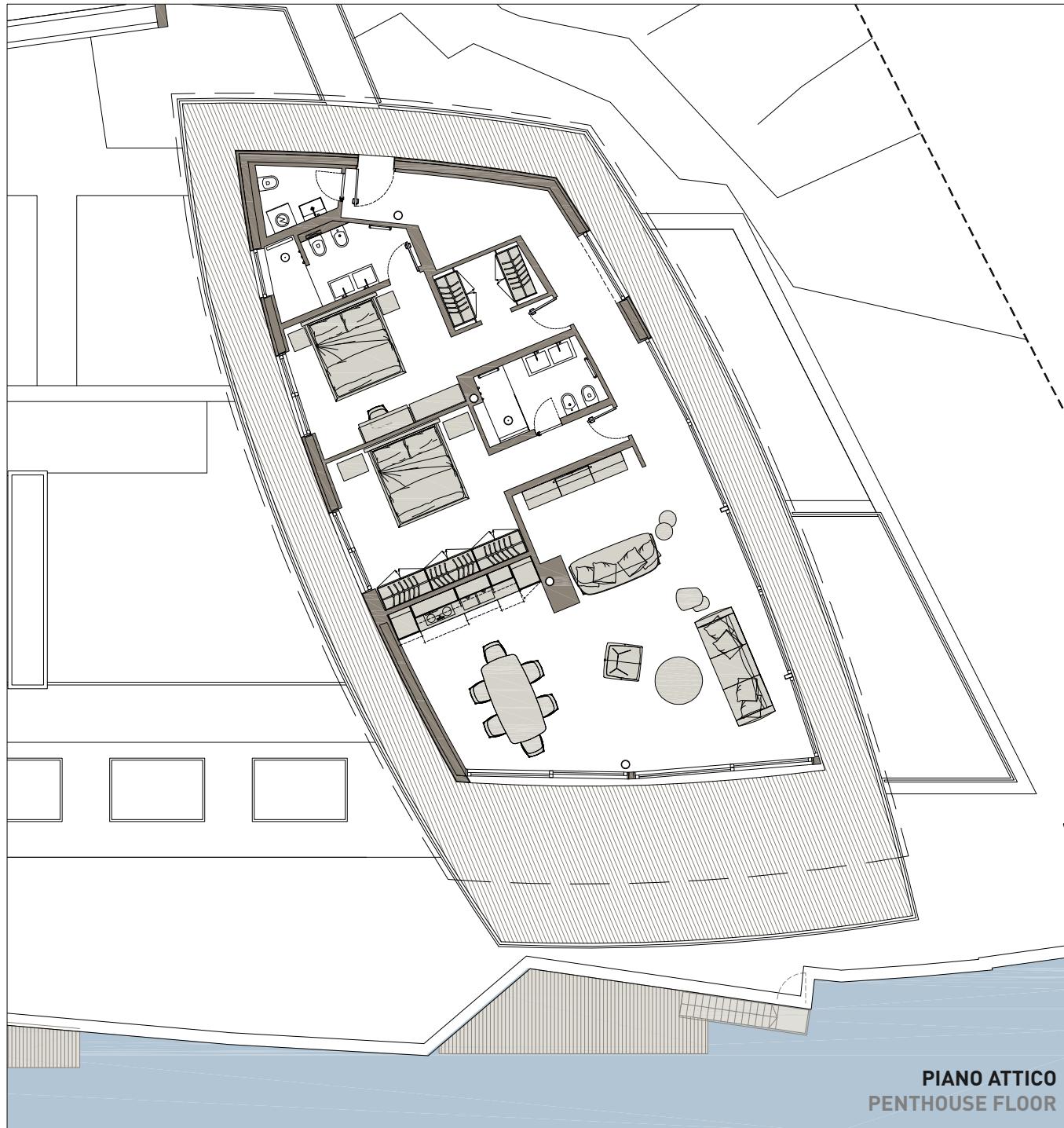


**UNITA' 14**  
Superficie Lorda - **180** mq  
Superficie terrazzi e verde - **105** mq

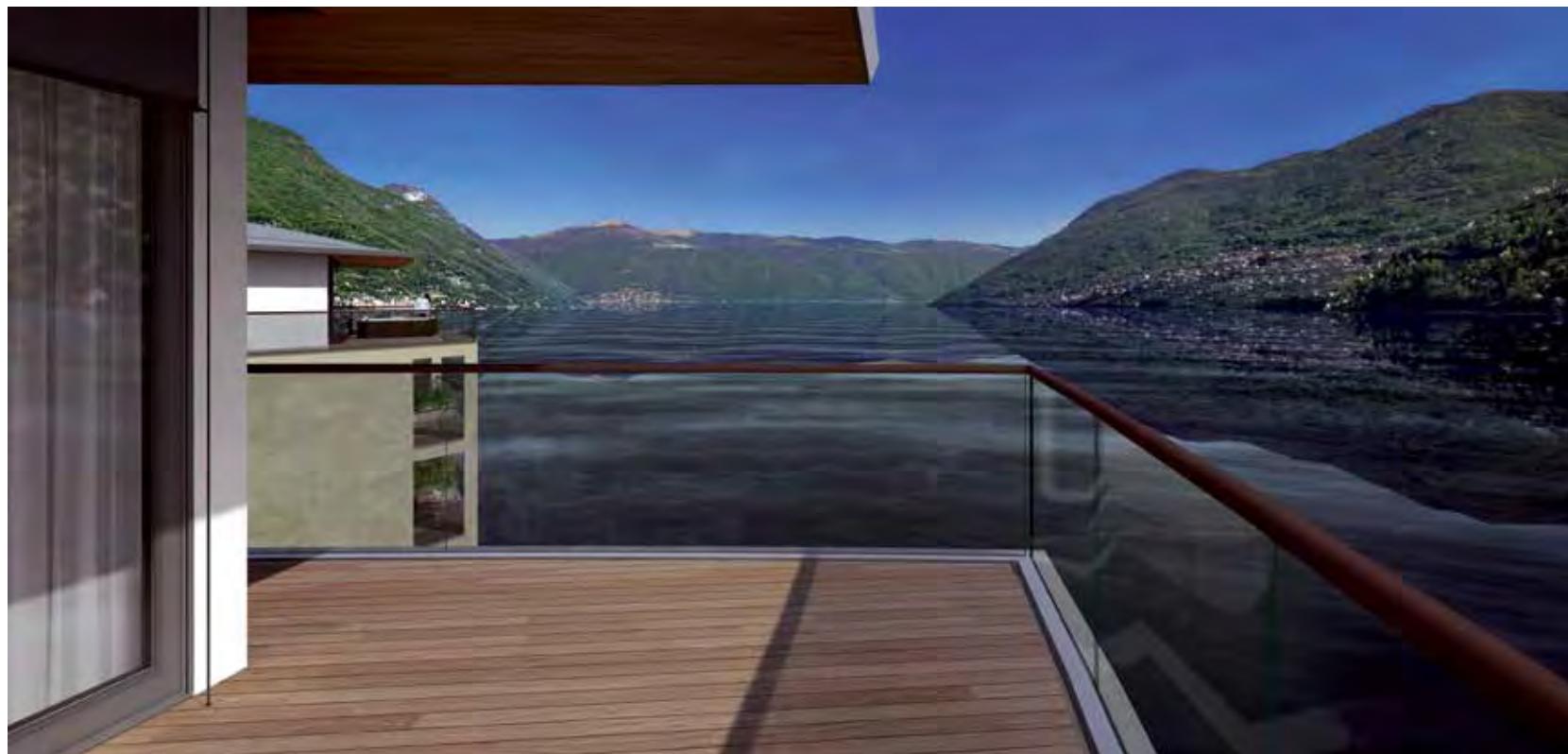
**Darsena privata**  
**2 Box**  
**Cantina**

**UNIT 14**  
Gross Area - **180** sqm  
Terrace and green area - **105** sqm

**Private boathouse**  
**2 Garages**  
**Cellar**







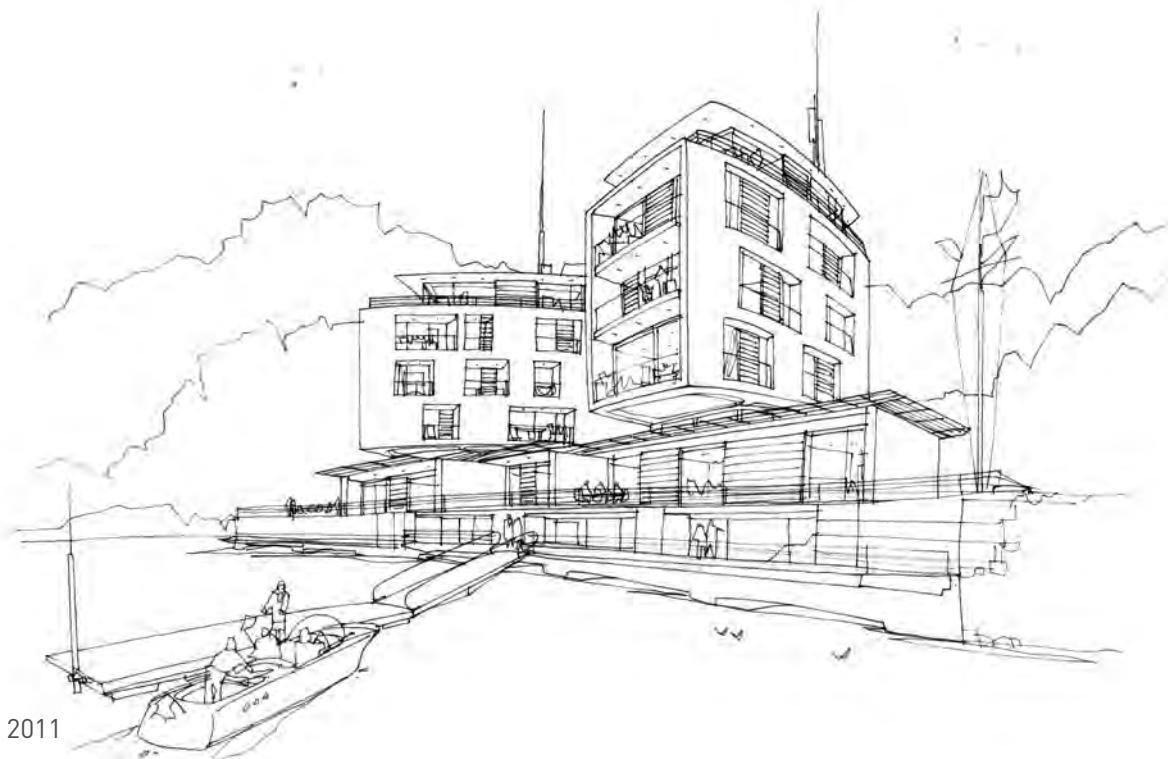




**Como Lake Resort**

Progetto grafico  
**Rossana Gaddi**

Layout planimetrie e disegni tecnici  
**Valeria Alfano**



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