

## **BUY ONE OF LAKE COMO'S HIDDEN GEMS – A RARE UNRESTORED LIBERTY VILLA**

**November 2008**

Ultissimo Limited, the award-winning London and Italy-based developer, has acquired probably the last remaining unrestored Liberty Villa by Lake Como, and have well advanced plans for restoring this stunning building to its former glory.

Villa Peduzzi is a Liberty Villa standing on the favoured western shore of the lake in an elevated spot on one hectare of land. It has uninterrupted panoramic views of Lake Como, the popular second home and holiday destination for the rich and famous - especially for Hollywood celebrities. It is also a preferred location for the wealthy who appreciate refinement and privacy.

Built in 1909 by the Peduzzi family who were involved in major engineering projects in Italy, the villa is a wonderful example of the Liberty style, being adorned with ornate frescos, art nouveau and mosaic tiled floors. These have all been preserved in remarkably good condition and will be restored to their original glory.

The family abandoned the villa over 50 years ago when infirmity forced an elderly relative to move out and the appetite for managing a very large home with seven staff had diminished. Unusually everything had been left in place – the beds made up ready for the night, freshly washed plates piled in the kitchen and books left open in the office. Therefore the property has been preserved in aspic.

Villa Peduzzi will be sympathetically restored by Ultissimo, who will retain the beautiful original features as well as equipping the properties fully to provide the very best comforts for 21<sup>st</sup> Century living. In addition, anyone purchasing at this early stage has the opportunity to have a real creative input into the restoration and specification of their apartment.

The top floor in particular offers great design possibilities – here the roof is being raised by 1.5 metres to provide a spectacular penthouse with the extensive use of glass, not only to take advantage of the views but also to incorporate a dining terrace.

Seclusion and peace are very hard to find around Lake Como. Villa Peduzzi offers both. Mature trees screen the property and the sounds of traffic and construction, which blight so many properties, are barely audible on the stillest of days. Fresh mountain air also counters the stifling mid-summer humidity of the lakeside.

With the availability of moorings on the lake, owners have the opportunity to have a boat available whenever they need it for outings to beautiful villages around the lake and the many fine restaurants which are found on the shores of Lake Como.

And for those who are content to spend time at the villa there will be an infinity pool with truly amazing views plus an all-weather tennis court set in the spacious grounds.

Ultissimo Managing Director Paul Belcher then explains: "If the James Bond lifestyle has been your dream, this just might be the answer. A three-minute walk along the cliff top, followed by a four minute cable car ride brings you to the water's edge where your motor boat can be waiting to whisk you straight into Como for shopping and lunch in the heart of a wonderful refined town.

The company offers a fully-tailored service to clients, during and after purchase, which ensures that the process of acquiring a home in Italy will be straightforward and ownership a pleasure. The inclusion of a live-in concierge will guarantee that owners' needs are always met.

Ultissimo is restoring Villa Peduzzi to the very highest standards, consistent with its award-winning approach to other restoration projects, and will be creating a strong sense of ownership for this magnificent residence.

The Peduzzi crest will feature subtly in the design and on personalised household items which come as standard in a restoration of this distinction, such as monogrammed dressing gowns, towels and writing paper.

Paul Belcher explains: "Villa Peduzzi is truly a grand residence. Untouched since the Second World War, its frescos, mosaics and architecture offer a revealing glimpse into early 20<sup>th</sup> Century Italian élan. "Not only that but, unusually, the property sits in one hectare of land, affording it even more seclusion and giving it unrivalled views over the lake."

Lake Como is no stranger to the rich and famous. A few years ago George Clooney bought a house there and since then it has seen an influx of celebrities including Brad Pitt and Angelina Jolie, Victoria and David Beckham and Matt Damon. And earlier this year Arkady Novikov, a Russian millionaire restaurateur, bought the former home of Gianni Versace for £26 million.

Villa Peduzzi is being restored as four 4-bedroom apartments each measuring 300 square metres (3,200 square feet) and all offering stunning lake views and tranquil mountain views too.

Anyone committing to purchase at this early stage will benefit from very attractive pricing, with prices for a whole floor of the finished fully-restored property ranging from €1.35m to €2m, depending on specification, or as a whole for €8,500,000 including the opportunity for significant additional accommodation in the grounds.

For more information visit [www.ultissimo.com](http://www.ultissimo.com) or call 020 3178 4975.

**Ends.**

**Notes to editors**

*Ultissimo Limited develops and renovates Italian properties in outstanding and easily accessible rural locations to the very highest standards. Through a dedicated team of professionals in London and Italy, clients are provided with an end-to-end service which aims to make buying in Italy an easy and enjoyable experience. [www.ultissimo.com](http://www.ultissimo.com)*

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