

2021

# kimyô

EXCLUSIVE HOUSE AND SPA

Welcome to the 1st Exclusive House, SPA  
and Wellness in Italy on Lake Maggiore

INFORMATION AND REGULATIONS

# Main topics



## Menu

- About us
- How to get
- Arrival
- Departure
- Breakfast
- Behavioral rules
- Cleaning
- Penalties for damages
- Private SPA
- Gym

An exclusive, modern and private structure on the heights of Verbania designed for your exclusive stay on Lake Maggiore.

A new Concept of Hospitality: The exclusivity of feeling at home but with the services of a modern and high-level hotel.

Kimyô Exclusive House, SPA and Wellness is an exclusive and private Guest House located on the ground floor of Villa Kimyô consisting of:

120sqm suite, 450sqm receptive floor with gym, Private SPA, Cinema, Room for individual activities, 8000sqm of park divided into areas, all for one or maximum two guests.

# About

A new concept of hospitality



# How to get

## An oasis of peace and relaxation

Easily accessible in Bee, on the heights of Verbania, with a magnificent view over the whole of Lake Maggiore.



Google and Apple Maps - Via Francesco Farinet 34, Bee, 28813, Italy

From Milan: A8 "Milano Laghi" motorway then take the A26 towards Gravellona Toce. Exit: Verbania

From Genoa: A26 Genova-Gravellona Toce motorway. Exit: Verbania

From Turin: A4 "Torino-Milano" motorway then A26 towards Gravellona Toce. Exit: Verbania

From Varese: A8 motorway and then A26 towards Gravellona Toce. Exit: Verbania. Alternatively, you can reach Laveno Mombello where a regular ferry service (also for cars) leads to Verbania-Intra.

From Locarno: after crossing the Italian border, follow the signs for Verbania-Intra.

From Brig: you can use the Brig - Iselle car train (for timetables and information [www.cff.ch](http://www.cff.ch)) or cross the Simplon Pass and follow the signs for Domodossola or Milan. Once you have crossed the Italian border, take the freeway towards Milan, exit: Verbania

From Verbania follow the signs for Premeno going up on the Provincial Road 55. After reaching the town of Arizzano continue climbing towards Premeno, on a moon curving to the right you will pass a pizzeria / swimming pool, about 1km later and two slight curves, on your left you will see a slope with pine trees and a brown gate.



The closest train station to Kimyô is Verbania Pallanza.

From the Verbania-Pallanza station (line: Milan-Domodossola-Geneva or Basel) a VCO Trasporti bus service takes you to the old landing stage of Intra, Verbania.

From Milan Cadorna and Varese you can use the Northern Railways to Laveno Mombello and from Laveno Mombello you can take the ferry to Intra, Verbania.

To go from Intra to Kimyô you can take a VCO Trasporti bus to the first stop in Bee, or we can organize your transfer.



National and international flights arrive every day at Milan-Malpensa airport, which is 70 km from Kimyô. Alternatively, you can land at the Milan-Linate airport.

From Malpensa, a bus service connects to Intra, Verbania - (stop: Bar Lucini). It is necessary to book the day before LINK SAF2000. The shuttle service is available from the Sunday before Easter until the end of October.

For the rest of the year, the bus service runs from Malpensa airport to Gravellona Toce. It is necessary to book the day before.

From Gravellona there is a VCO Trasporti bus service to Intra, the old Imbarcadero stop.

To go from Intra to Kimyô you can take a VCO Trasporti bus to the first stop in Bee.

Alternatively Kimyô is happy to organize your transfer in total comfort.







# Rule

All you need to know about your stay in Kimyô.

## Premise

Kimyô Exclusive House, SPA and Wellness, even before a modern accommodation facility, is a project that offers a new concept of hospitality thanks to the design by Monica and Alberto of a unique place of its kind, the result of over 10 years of work and sacrifices as well as home.

This is why we ask our guests, not customers, but guests, the same respect that is generally had for their own home or those of friends and relatives.

The rules to be observed, therefore, are not only those sanctioned by law, but simply, and perhaps above all, those dictated by common sense and mutual respect.

# Arrival

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Since this is a small accommodation facility, there is no 24-hour reception service, as in a hotel, and therefore at the time of booking, as far as possible, please provide us, even indicatively, an estimated time of arrival, communicating, where possible, even any significant changes, so as to be able to guarantee your presence to receive it.

Upon arrival, each guest must provide a valid identity document to allow them to make the registrations required by current legislation. Failure to comply with this obligation, constituting a violation of the provisions of the Criminal Code, makes it impossible to accommodate people without a document.

The Check-in timetable is flexible and also susceptible to variations based on the needs that have arisen.

The Suite will be available from 2:00 pm, if the room is ready before check-in time, it will be assigned immediately, otherwise it will be possible to leave the luggage at the property and start familiarizing with it. The data of our guests will be treated in accordance with the current privacy legislation.



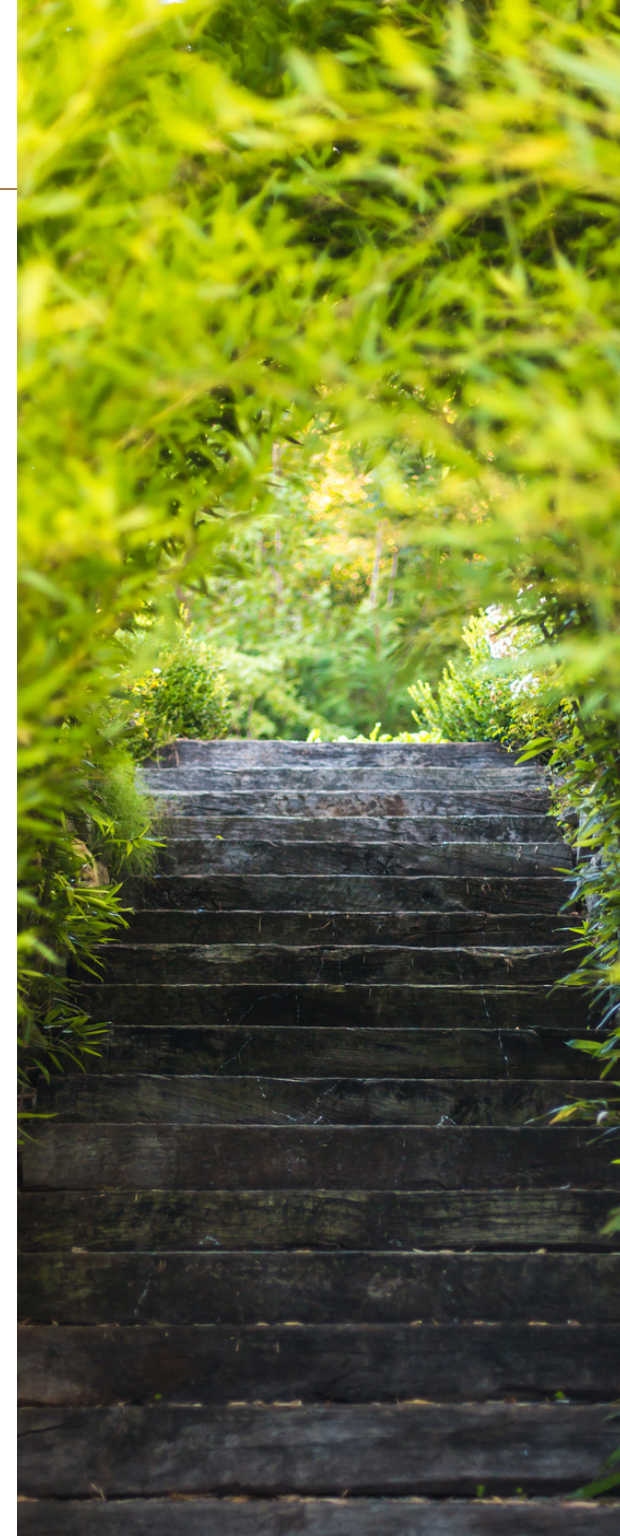
# Departure

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On the day of departure, the rooms must be vacated no later than 10.30 am in order to allow adequate cleaning of the premises which will then have to accommodate the next guest.

It is possible to leave your baggage in custody at our facility. If, on the other hand, you plan to leave early in the morning at 8, please notify us the day before, so that you can easily manage check out and any breakfast.

On the day of departure, the magnetic access card must be returned. We point out that the loss of the card entails a penalty.



# Breakfast

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The Suite is equipped with everything you need to prepare yourself a good Italian breakfast. In case of eating disorders, guests must notify our structure at the time of booking.



# Rules of conduct

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Behavior, activities, games and use of equipment that may cause disturbance must be avoided at any time within the structure.

A behavior must always be maintained that at any time of the day and in no way can damage the tranquility of the hosts Monica and Alberto.

Please do not slam the doors, but accompany them, especially if you return home late.

It is strictly forbidden to smoke inside the rooms.

Pets are not allowed.

Please do not throw anything in the toilet other than the toilet paper provided by the hotel, for everything else please use the bins in the bathroom and in the room. Furthermore, please do not drop anything into the sinks that could obstruct the pipes and cause damage to the system. We point out that the breakage or simple obstruction of the bathroom plumbing system, due to the guest's failure to comply with these regulations, will result in the charge for the intervention of the specialist technician to restore the functionality of the bathroom.

It is forbidden to let people who are not registered or who do not stay at Kimyô Exclusive House, SPA and Wellness enter the house.



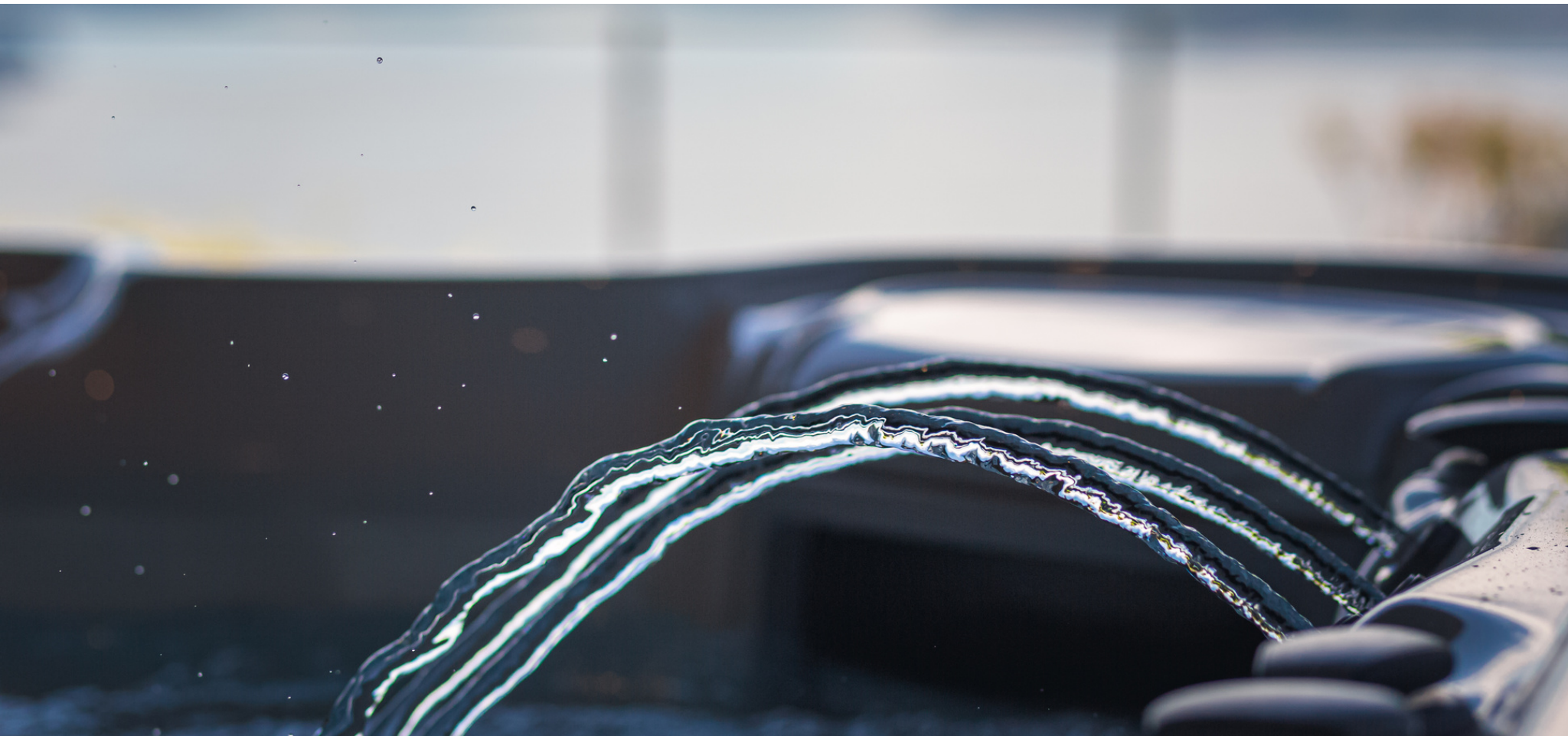
# Cleaning

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During the period of stay the Suite is cleaned and sanitized according to the anti Covid-19 rules at Check in and Check out for stays from 1 to 4 days. On request and for a fee it is possible to request daily cleaning service and / or for stays longer than 4 days we can evaluate together against payment a different cleaning alternation.

We decline any responsibility for the loss, theft or damage to objects of your property left in the rooms or in the common areas.

The complete change of bed linen and bath towels is provided upon the arrival of each guest, and every two days of stay for towels and every 4 days for sheets.



# Penalties for damages

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The cost for the loss of the magnetic key is 55.00 Euros.

The cost for damage to the plumbing system is subject to prior evaluation by a technician.



# Private SPA

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- It is recommended not to be fasting or too full
- Do not drink alcohol and stimulant drinks
- The high temperature can deform contact lenses
- Forbidden in pregnancy
- Forbidden in the presence of pathologies, only if consulted by the family doctor
- It is forbidden to enter with slippers

# Palestra

- Wear suitable clothing and suitable shoes
- Bring a towel to cover the support points of the training benches and fitness machines
- Always put the tools back in their place and in the exact corresponding space immediately after use
- After use, it is mandatory to disinfect the equipment and accessories used
- The management assumes no responsibility in case of discomfort related to a precarious state of health or improper use of the equipment





# We are waiting for you!

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Follow us on  
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