



## Villa Coi Nord - design with breathtaking lake view

### Information de l'agent

Nom:	ArKadia
Nom de compagnie:	
Pays:	Royaume-Uni
Téléphone:	
Langues:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 2,975,000

### Location

Pays:	Italie
État/Région/Province:	Vénétie
Ville:	Garda
Soumis:	27/02/2026

### Description:

A few steps from the historic center of Torri del Benaco, in an absolutely private and privileged location, rise two exclusive luxury villas that combine contemporary architecture and state-of-the-art facilities.

Here we present the north-facing villa, which on hot summer days enjoys pleasant natural shade and offers spectacular views of Lake Garda.

The interiors, flooded with natural light thanks to Tip Top Fenster's frameless, full-height panoramic windows, create a perfect continuity between indoor and outdoor spaces. Precious large-format tiles from Kronos and solid oak parquet flooring from Bauwerk harmonize with Rubner's full-height doors, embellished with black rosettes and elegant integrated hinges.

Maximum comfort is ensured by state-of-the-art building technologies: Harreither system for combined ceiling and floor cooling and heating, centralized ventilation system with Zender dehumidifier, complete home automation via GIRA system (climate, ventilation, heating, lighting, swimming pool, solar screens, irrigation). Independent Lambda air-to-water heat pumps, combined with a 12 kWp photovoltaic system and provision for storage batteries, ensure sustainable energy supply, high efficiency, and maximum autonomy.

Bathrooms are furnished with exclusive elements: GSI washbasins, Keuco showerheads, Tece toilet faucets, a Geberit toilet-shower in the master bathroom, and additional Villeroy & Boch fixtures. Fine spatulate finishes and custom-made bathroom furniture by luxury carpenter Erlacher complete the



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ensemble.

Careful lighting design with DALI control, indirect LED lighting, Lodes and Penta designer lamps and Pro Licht spotlights perfectly enhance the living and sleeping areas; even the outdoor spaces enjoy atmospheric lighting.

The Mediterranean garden, by Baumschule & Gartengestaltung Putzerhof, offers fully automated irrigation, rainwater cistern with drinking water replenishment, and natural stone elements. The absolute star is Herokal's spectacular tiled infinity pool, with a countercurrent swimming system, fully automated filtration and dosing, salt electrolysis, LED lighting, its own heat pump for heating and outdoor shower with hot water.

The villa is sold fully furnished, with custom design pieces perfectly integrated into the modern architecture.

A unique opportunity for those who want an exclusive residence on Lake Garda, where luxury, cutting-edge technology and nature come together at the highest level.

## Commun

Chambres:	3
Salle de bains:	4
Pied carré fini:	335 m <sup>2</sup>
Dimesions du lot:	267 m <sup>2</sup>
Floor Number:	2

## Room details

Total rooms:	4
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## Energy efficiency

Consommation énergétique (kWh/m <sup>2</sup> /an):	4
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## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web: [http://www.arkadia.com/WLCC-T2459/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/WLCC-T2459/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

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