



## Your New Home on Lake Garda - Modern and Customizable Villas

### Ügynök információ

Név:	ArKadia
Cégnév:	
Ország:	United Kingdom
Telefon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 587,325.38

### Elhelyezkedés

Ország:	Italy
Állam/Régió/Tartomány:	Veneto
Város:	Garda
Feladta:	2026. 03. 11.

### Leírás:

In the heart of Peschiera del Garda, less than a kilometer from the historic center and the enchanting shores of the lake, rises a residential project consisting of three independent villas designed to combine architectural innovation, functionality, and quality of life. This project was developed with the aim of creating living spaces that represent an evolution of contemporary architecture, incorporating modern design elements while respecting the local tradition and landscape context. Each villa offers a skillful balance of aesthetic forms, high-quality materials, and advanced technological solutions designed to ensure maximum living comfort and well-being. The interior spaces are spacious and well-lit, designed to maximize the quality of living and offer a high level of customization, so that each residence can be adapted to the specific desires and needs of the future owners.

The villas are distinguished by a harmonious combination of innovative architecture and state-of-the-art technology. Construction materials have been selected for their durability, sustainability and aesthetic value, contributing to a comfortable and safe living environment. Large glazed surfaces are a key design element, allowing not only the entry of natural light throughout the day, but also a continuous visual interaction with the surrounding garden, offering open views of the landscape and fostering continuity between interior and exterior. This connection strengthens the link between the home environment and natural beauty, while providing privacy and a feeling of openness and spaciousness. Spacious and functional living areas open directly onto private gardens, offering seamless integration with outdoor spaces, ideal for moments of relaxation, conviviality and daily life in close contact with nature.

Energy efficiency is one of the pivotal aspects of this project, which integrates sustainable solutions such



as photovoltaic panels and an underfloor heating system powered by a heat pump. These technologies contribute significantly to the reduction of energy costs and promote a more sustainable lifestyle, minimizing environmental impact. The architecture of the villas is designed to maximize energy efficiency, using high-quality insulation materials that provide perfect insulation and reduce heat loss, optimizing energy consumption throughout the year. The earthquake-resistant structure, designed in compliance with the latest regulations, guarantees stability and safety, ensuring a protected environment and looking to the future and sustainability of the real estate investment.

## Amenities

The amenities of the villas have been designed to offer the highest level of living experience, where every detail contributes to uncompromising comfort. Each villa is equipped with the latest technological systems, including an underfloor heating system that ensures even heat distribution, creating a cozy environment all year round. The heated towel racks in the bathrooms add an additional level of comfort, while the provision for an air conditioning system makes it possible to cope with summer periods in the best possible way, with the possibility of adjusting the temperature in each room independently. The exterior cladding is made of high-quality thermal insulation coat, combined with low-emissivity windows and doors that contribute to excellent energy efficiency and high thermal and acoustic comfort.

In terms of security, each villa is equipped with state-of-the-art armored doors, PVC motorized roller shutters and integrated mosquito nets, providing protection and comfort without compromising the aesthetics of the home. The glazed surfaces, equipped with solar shading systems, ensure optimal brightness of the rooms while providing privacy and protection from excessive heat.

The finishes of the villas are fully customizable: buyers can choose from a wide range of flooring, wall coverings and decorative details, using the highest quality materials such as porcelain stoneware and fine parquet flooring, to create elegant and functional environments, perfectly in line with their own taste and style. Spacious and elegant bathrooms are designed to offer maximum comfort, with modern-designed fixtures and fittings that combine functionality and beauty.

## Location

The villas rise in a strategic location, a short distance from the center of Peschiera del Garda and the picturesque shores of the lake. This location offers an ideal balance between tranquility and access to services. The proximity to the historic center provides convenient access to stores, restaurants, schools, and recreational facilities, while major arterial roads provide quick access to neighboring towns and major tourist attractions in the area. This combination of elements makes the location of the villas ideal for those seeking privacy without sacrificing the convenience of urban living.

Peschiera del Garda is one of the most charming locations on the lake, famous for its quaint historic center, marina, and welcoming atmosphere. The villas are an excellent choice for those who want a permanent residence in an exclusive setting, as well as for those looking for a vacation home to use in every season or a prestigious real estate investment. The area offers numerous recreational activities, such as walks along the lake, bicycle tours, and water sports such as sailing and kayaking, ensuring an active lifestyle in harmony with nature. The beauty of Lake Garda, with its colors and panoramic views, is



accessible at any time of the year, offering a unique opportunity to live in an extraordinary natural environment.

In addition, the proximity to major tourist attractions such as Gardaland, the thermal baths of Sirmione, and the cities of Verona and Mantua makes this location even more attractive. Road and rail connections provide easy access to numerous other destinations, making these villas also a perfect choice for those who wish to travel frequently, whether for business or pleasure.

## Gyakori

Hálósobák:	3
Fürdőszobák:	3
Kész négyzetméter:	120 nm
Telekméret:	100 nm
Floor Number:	2

## Room details

Total rooms:	4
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## Energy efficiency

Energy Use (kWh/m <sup>2</sup> /year):	4
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## Lease terms

Date Available:

## További információ

Weboldal URL: [http://www.arkadia.com/WLCC-T2548/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/WLCC-T2548/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: sv6538

