



## Exclusive Four-room Lake View Apartment: Contemporary Living in Peschiera del Garda

### 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 984,556.51

### Elhelyezkedés

Ország:	Italy
Állam/Régió/Tartomány:	Veneto
Város:	Garda
Feladta:	2026. 03. 19.

### Leírás:

The Privilege of Living in a Class A4 Home

In the beating heart of Peschiera del Garda, in a location capable of perfectly combining privacy and centrality, comes this extraordinary four-room Class A4 apartment. A dwelling conceived for those who seek housing excellence, where energy efficiency blends harmoniously with refined design and finishes of the highest level.

### The Living Scenography: The Heart of the House

Crossing the threshold, the entrance hall greets with an elegant custom-made built-in closet, a prelude to a living area of great scenic impact. The spaces, spacious and bright, open onto a refined environment that perfectly integrates relaxation area, dining area and a high-end kitchen, designed for those who love to experience conviviality without sacrificing style.

### Interior and Exterior in Perfect Harmony

The living area naturally extends outward thanks to the large living terrace, partly covered, which becomes a true extension of the living area. An exclusive space where you can enjoy moments of relaxation or conviviality, framed by an incomparable lake view and the evocative Garda sunsets.

A distinctive and strongly identifying element is the exposed wooden ceiling: the elegantly curved beams



evoke the bottom of a boat, creating a subtle but powerful reminder of the lake world. A fascinating architectural detail, capable of transforming the space into a sensory experience.

## The Night Zone: Intimacy and Comfort

A well-distributed hallway leads to the most private area of the house:

**Master Suite:** an exclusive room with a dedicated walk-in closet and en-suite bathroom, designed as a private retreat of absolute comfort.

**Rooms:** a single room and a double room, ideal for family or guests, designed to ensure functionality and coziness.

## Evolved Functionality

A generously sized second windowed bathroom and a practical separate laundry room complete the interior distribution, offering the ultimate in convenience in daily life.

A double garage in the basement with sectional door completes the property.

Four outdoor parking spaces are also available to condominiums.

## Amenities

We offer for sale a home of excellence, designed for those seeking maximum living comfort and technological efficiency. Made with high-quality materials, the property is distinguished by its Class A4 certification, ensuring minimal operating costs and reduced environmental impact.

## Technical and Plant Features

The apartment is a concentrate of innovation and comfort:

**Energy Efficiency:** Highly insulated thermal coat and latest generation condensing boiler.

**Thermal Comfort:** Underfloor heating for even heat distribution.

**Clean Energy:** Private solar system with 200-liter storage boiler for domestic hot water.

**Fine Fixtures:** Wooden window frames that combine aesthetics and insulation, complete with mosquito nets and insulated electric shutters.

**Accessibility:** Convenient and spacious elevator that directly connects the basement to the entrance of the house, breaking down all architectural barriers.

This is not just a house, but a heritage that maintains its value over time. Choosing this residence means



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embracing a sustainable lifestyle, without sacrificing the elegance of high-quality finishes and uncompromising energy savings.

## Location

Peschiera del Garda is a favorite destination for those who want to see the enchanting Lake Garda but are short on time. It is one of the few places with a train station and a highway exit a couple of kilometers from the historic center: easy to reach, it is perfect for a day trip.

Peschiera enjoys a nice climate and is full of things to do, green spaces, and historical attractions-an ideal location for a weekend or an entire vacation.

The fact that it is so easy to reach is no accident. Peschiera is strategically located on the outlet of the Mincio, the river that flows out of Lake Garda and into the Po.

The town is of Roman origin, but its urban planning was turned upside down in medieval times when the course of the Mincio was diverted to build defensive fortifications, creating three different branches exiting the lake that meet south of the historic center.

The result of these interventions was an impregnable fortress, which made Peschiera a strategic place for military defense and trade during both the Venetian Republic and Austrian rule. Enclosed within the fortress is the characteristic star-shaped historic center.

## Gyakori

Hálósobák:	3
Fürdőszobák:	2
Kész négyzetméter:	130 nm
Floor Number:	1

## 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-T2555/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/WLCC-T2555/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: sv6288



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