



## Your vacation apartment in an exclusive panoramic location in Torri del Benaco - Lake Garda



### Agent Info

Naam:	ArKadia
Bedrijfsnaam:	
Mistlampen:	United Kingdom
Telefoon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 1,496,197.32

### Locatie

Aanbevolen Auto Onderdelen:	Italy
Staat/Regio/Pronvincie:	Veneto
Plaats:	Torri del Benaco
Postcode:	37010
Geplaatst:	08-08-2025
Omschrijving:	

Your vacation apartment in an exclusive panoramic location in Torri del Benaco - Lake Garda

The villa boasts an exceptional location just a few steps from the historic center and close to the lake. It is enthroned on a gently sloping hill in a quiet, exclusive residential area - a place that impresses with its spectacular views and incomparable privacy.

The elegant building extends over three levels. The two lower floors have a classic linear design, while the top floor is discreetly set back to allow for spacious roof gardens with lake views. There are two residential units per floor, each with a private garage. The architecture was specifically designed so that each apartment can enjoy an unobstructed, expansive view of the lake.

On the west side of the complex is an exclusive communal area with a spacious pool, relaxation areas and an extensive park. The entire property conveys a feeling of peace, comfort and sophistication. Large windows, fine materials and the well thought-out room layout create a harmonious combination of indoor and outdoor spaces and emphasize the special living quality of each unit.

The villa is accessed via a private road in the Pontirolo district, which is directly connected to the Strada Gardesana. A central ramp leads down to the basement with five double garages, a single garage and a technical room. From here, an external staircase leads to the garden on the first floor or you can easily take the elevator, which connects all levels barrier-free.



## Apartments on the first floor

Two independent apartments with spacious private gardens facing the lake make up the first floor. Access is via the internal elevator or via external paths through landscaped areas. Generous window fronts open up views of the well-tended gardens from the living room and bedrooms. The room layout includes a bright living, cooking and dining area, two bedrooms, a bathroom and ancillary rooms such as a laundry room, a storage room and a fitness area with access to the garden.

## Apartments on the second floor

There are also two independent apartments on the second floor with private garden areas and spacious terraces with lake views. Depending on the location, the outdoor areas face north or south. The light-flooded living spaces open up to the terrace via large glass surfaces and create a flowing connection between inside and outside. In addition to the living area with kitchen and dining area, the apartments offer two bedrooms, a bathroom, functional ancillary rooms and a private fitness area.

## Penthouse apartments on the second floor

Two exclusive penthouse apartments are located on the recessed second floor - real gems. The units have two magnificent roof gardens with breathtaking lake views, generous terrace areas with elegant pergolas and a spacious garden area at the rear. Inside, you will find a spacious living, cooking and dining area, three bedrooms and three stylish bathrooms, two of which are en-suite. The extensive glazing opens up incomparable views of nature and the lake from all living areas.

## Timetable:

Start of construction work (demolition and excavation): October 2025

Handover of the completed units: by summer 2027

## Example: App. 1 - first floor

Net living area approx. 97.85 m<sup>2</sup>

Terrace area approx. 25.87 m<sup>2</sup>

Garden area approx. 224.53 m<sup>2</sup>

=> Sales area approx. 191.21 m<sup>2</sup>

=> Purchase price: € 1,275,000 + 10% VAT (for second home)

=> Garage parking space double box € 65.000.- to € 110.000.- depending on size

=> Outdoor parking space € 20.000.-

We look forward to receiving your specific inquiry.

## Energy efficiency

- + Energy efficiency class A
- + Solid construction with highly insulated building envelope
- + Triple-glazed windows
- + Thermally insulated roof

## Security features

- + High-quality security entrance doors (RC2)



+ Central key system for maximum protection and convenience

#### Acoustics & quiet

- + Acoustically optimized partition walls
- + Sound-insulating ceilings between residential units

#### Windows & shading

- + Wood-aluminum windows with triple glazing
- + Electric roller shutters
- + External venetian blind elements for precise light and view regulation

#### Floors & materials

- + Elegant tiles in the living and dining areas and in the bathrooms
- + High-quality wooden floors in the bedrooms (optional according to customer requirements)

#### Heating & cooling

- + Central heat pump system for heating and cooling
- + Room zone thermostats for individual control
- + Air conditioning in all units

#### Comfort & accessibility

- + Quiet, modern elevator
- + Barrier-free access to all floors

#### Outdoor area

- + Spacious communal park
- + Large swimming pool with panoramic views of the lake

#### Torri del Benaco - A jewel on the eastern shore of Lake Garda

Torri del Benaco is a picturesque town on the eastern shore of Lake Garda in the Italian region of Veneto, nestled between the slopes of Monte Baldo and the crystal-clear waters of Italy's largest lake. With its historic old town, charming alleyways, colorful house facades and beautiful lakeside promenade, the town offers a perfect blend of tranquility, nature, culture and Italian lifestyle.

#### Authentic charm and historical substance

The heart of Torri del Benaco is the well-preserved medieval Scaligero Castle (Castello Scaligero), which now houses a museum and is flanked by a centuries-old lemon greenhouse - a testimony to the region's long agricultural tradition. The town's name itself is derived from the Roman term "Castrum Turrium" and refers to its military importance in ancient times.

#### Lively atmosphere with Mediterranean flair

The town is characterized by a relaxed, elegant atmosphere. Small boutiques, lakeside cafés, family-run restaurants and a picturesque weekly market give Torri del Benaco a lively but never overcrowded flair. The proximity to Verona (only approx. 40 minutes away by car) and the excellent connections also make



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the town particularly attractive for second homes or vacation properties.

### Nature and leisure

Torri del Benaco is a paradise for nature lovers and active vacationers. Whether hiking or mountain biking in the Monte Baldo Nature Park, sailing and windsurfing on Lake Garda or golfing on one of the surrounding courses - there is something for everyone here. The numerous beaches and bays invite you to swim and relax.

### Liveable and lovable all year round

In contrast to many purely tourist resorts, Torri del Benaco has retained its authentic character and remains lively even outside the summer season. The mild climate, the high quality of life and the cultural offerings make the town a popular destination - both for holidaymakers and for people looking for a retreat with soul.

We generally recommend having the building law situation checked by a specialist lawyer. All details are based exclusively on information provided to us by clients. Our company accepts no liability for the completeness, accuracy and currency of this information. Subject to errors and prior sale. Delivery by arrangement. Taxes, notary and land registry costs incurred on purchase are to be borne by the buyer. We would like to point out that, in the event of success, our activity will result in a brokerage commission and/or a commission on proof of purchase. In the case of a sale, the commission is 4.88% (4.00% + 22% Italian VAT) of the notarized purchase price. Our general terms and conditions apply.

### **Algemeen**

Afgewerkte vierkante meter: 97.85 m<sup>2</sup>

### **Lease terms**

Date Available:

### **Additionele informatie**

Website URL: [http://www.arkadia.com/HOHM-T83/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/HOHM-T83/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### **Contact information**

IMLIX ID: 10881

