



## Spacious three-room apartment renovated to New

### 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 583,787.08

### Locatie

Aanbevolen Auto Onderdelen:	Italy
Staat/Regio/Pronvincie:	Veneto
Plaats:	Garda
Geplaatst:	19-03-2026

### Omschrijving:

Peschiera del Garda is not simply a tourist resort; it is a crossroads of history, nature and well-being reflected in the blue waters of the Benaco.

It is here, in this context of rare beauty and dynamism, that stands a residence designed for those who do not want to compromise between urban convenience and holiday atmosphere.

The location of this property is, without hyperbole, strategic. Being within walking distance of the beating heart of the historic center means being able to forget your car and reclaim your time.

But it's not just aesthetics: the proximity to critical infrastructure, such as Peschiera Hospital, makes this property a

Completely renovated in late 2023, the property presents itself as a blank canvas of design and modernity.

The beating heart of the home is, without a doubt, the spacious living room. As soon as you cross the threshold, you are greeted by a feeling of breath and freedom. The generous square footage made it possible to create an open-space environment that nevertheless maintains impeccable functional distinction.

The choice of open-space ensures that those who cook are always part of the conversation, eliminating any visual barriers.



The West-Facing Terrace: The real highlight.

Thanks to its west-facing exposure, this terrace becomes the private stage for the spectacle of Garda sunsets. It is the ideal space for a winter garden, an outdoor lounge area.

If the living area is the social heart of the house, the sleeping area is its private sanctuary.

Crossing the hallway, one immediately senses a change in atmosphere: modern design blends with a space design that prioritizes rest and regeneration.

Double Bedroom with Private Balcony: the generous square footage allows the inclusion of ample closets without sacrificing movement space. The highlight is the small private balcony: an intimate outdoor outlet, perfect for airing out the room or enjoying your first morning coffee in total privacy, away from the rest of the house.

Two-Bedroom: ideal for children, to accommodate guests or to be transformed into a home office (smart working with Garda view). Brightness, a common thread throughout the apartment, is no exception here, making the room warm and welcoming at all times of the day.

And finally the bathrooms: The main bathroom, windowed and spacious, is an example of contemporary aesthetics. But it is in the half bath that we find a large shower, designed to provide an almost sensory experience after a day spent in the sun or on a boat. The ante-bathroom serves as a smart filter zone, optimizing the management of common spaces.

Living in this apartment means having Lake Garda as your backyard. Only 1 km away is Porto Campanelli beach, one of the pearls of the Peschiera shoreline.

## Amenities

When we talk about a "complete" renovation that took place in 2023, we are referring to an intervention that restored the building's clock to "builder's new" status. This is not just about aesthetics, but structural regeneration that provides decades of peace of mind.

All piping has been replaced with state-of-the-art materials that are corrosion-resistant and designed to cut down exhaust noise. The electrical system has been completely redone following the most stringent regulations, with load splitting allowing for home automation or simplified management of each appliance.

The Perfect Climate: Wellness in Every Season: Not just an air conditioner, but an integrated hot/cold air conditioning system present in every single room. This design choice allows you to experience the apartment with tailored comfort: you can decide different temperatures for the living and sleeping areas, optimizing consumption.

In a dynamic context such as Peschiera, the home must be a safe haven, a place where the noise of the outside world fades away.



The fixtures installed represent the excellence of modern insulation.

In Winter: They prevent internal heat loss, reducing the need for constant heating.

In Summer: They reflect radiant heat, keeping rooms cool for longer.

Acoustic Insulation: The depth of the profile and the quality of the double-glazing provide soundproofing that transforms the apartment into an oasis of silence, which is essential for sleeping at night or for those who work from home.

Security has not been left to chance. The armored front door is equipped with a 5-point locking system. In a market such as vacation rentals or first homes, knowing that one's possessions and loved ones are protected by a high-level mechanical lock adds priceless psychological value.

## Location

Peschiera del Garda is a quaint fortified town in the province of Verona, located on the southern Veneto shore of Lake Garda, at the point where the waters of the lake flow into the Mincio River.

Famous for its imposing pentagonal fortress, a UNESCO World Heritage Site, it is a renowned tourist resort rich in history, bridges, canals and alleyways.

Here are some key details about Peschiera del Garda:

UNESCO Fortress: The historic core is enclosed in a 16th-century city wall, a masterpiece of military architecture.

Location: It is strategically located between the lake and the Mincio River, with the historic center crisscrossed by canals.

What to see: Points of interest include Porta Brescia, the Ponte dei Voltoni, the Piazza d'Armi (Ferdinando di Savoia), the Palazzina Storica and the nearby Madonna del Frassino.

Activities: It is an ideal starting point for the Mincio bike path to Mantua, boat trips and for visiting the nearby Gardaland park

## Algemeen

Slaapkamers:	2
Badkamers:	2
Afgewerkte vierkante meter:	120 m <sup>2</sup>
Floor Number:	1

## Room details

Total rooms:	3
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## **Lease terms**

Date Available:

## **Additionele informatie**

Website URL:

[http://www.arkadia.com/WLCC-T2561/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/WLCC-T2561/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID:

sv004

