

Torri del Benaco – Gardasee

# High-end villa in top location and free lake view

*Property ID: IT23492590*



LIVING SPACE: ca. 235 m<sup>2</sup> • ROOMS: 5 • LAND AREA: 1.320 m<sup>2</sup>

Property ID: IT23492590 - 37010 Torri del Benaco – Gardasee

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## At a glance

Property ID	IT23492590	Purchase Price	On request
Living Space	ca. 235 m <sup>2</sup>	Commission	commissionable
Rooms	5	Total Space	ca. 462 m <sup>2</sup>
Bedrooms	4	Usable Space	ca. 293 m <sup>2</sup>
Bathrooms	4	Equipment	Terrace
Year of construction	2024		

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## Energy Data

Energy Source	Air-to-water heat pump	Energy Certificate	Energy demand certificate
Energy certificate valid until	27.09.2033	Final Energy Demand	20.00 kWh/m <sup>2</sup> a
		Energy efficiency class	A

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## The property



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## A first impression

The new villa to be built is on two levels including access to the roof area and will be built in Torri del Benaco. On the first floor at garden level are the garage parking spaces, cellar and storage rooms as well as bedrooms and bathrooms. A connecting staircase to the upper floor connects the sleeping area with the living and dining area above, as well as the possible additional bedrooms and bathrooms. The pool area is located on the upper floor and is accessed by a large terrace. Outside there is also a staircase to the first floor, allowing flexible connection of the floors. The layout can also be changed by arrangement. The hillside location guarantees a breathtaking view of the lake, this also formed the main criterion for the design and orientation of all rooms.

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## All about the location

The villa is located on the east side of the lake, in a quiet panoramic position, about 1.5km from the historic center of Torri del Benaco. The center of Torri del Benaco can be reached on foot in about 20 minutes, by bike in about 8 minutes.



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## Contact partner

For further information, please contact your contact person:

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