

Torri del Benaco – Gardasee

# High-end villa with wonderful views over Lake Garda.

Property ID: IT23415909



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LIVING SPACE: ca. 313,2 m<sup>2</sup> • ROOMS: 6 • LAND AREA: 16.000 m<sup>2</sup>

Property ID: IT23415909 - Torri del Benaco – Gardasee

- At a glance
- The property
- Energy Data
- Floor plans
- A first impression
- Contact partner

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## At a glance

Property ID	IT23415909
Living Space	ca. 313,2 m <sup>2</sup>
Available from	According to the arrangement
Rooms	6
Bedrooms	4
Bathrooms	5
Year of construction	2024

Commission	subject to commission
Total Space	ca. 574 m <sup>2</sup>
Usable Space	ca. 313 m <sup>2</sup>
Equipment	Terrace

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## Energy Data

Type of heating	Underfloor heating	Energy Certificate	Energy demand certificate
Energy Source	Air-to-water heat pump	Final Energy Demand	20.00 kWh/m <sup>2</sup> a
Energy certificate valid until	01.12.2033	Energy efficiency class	A
Power Source	Air-to-water heat pump		

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## The property





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## The property



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## Floor plans





This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.



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## A first impression

The projected high-end villa towers above the enchanting village of "Crero", which belongs to Torri del Benaco, and offers a unique retreat for nature lovers and those seeking peace and quiet. As soon as you drive through the automatic gate, you will be captivated by the flair of this special place. Surrounded by olive groves, you can enjoy a wonderful view of the lake as far as the towns of Maderno and Gargnano on the opposite side of the lake. As you are located between Torri del Benaco and the village of Crero at the widest point of the lake, you can enjoy the "vastness" of the lake and almost feel like you are by the sea. The opposite mountain on the Brescian side of the lake, "Monte Pizzocolo", is called "Monte Gu" or "Napoleon's nose" by the people of Verona because its characteristic south-north peak formation makes it look like the profile of the face of the reclining Emperor Napoleon Bonaparte. The sun sets behind it, allowing you to enjoy breathtaking sunsets from the terrace. The view stretches as far as the bay of Salò and the Isola del Garda to the south on the western side and to the north as far as the Parco Alto del Lago "Tignale". The unspoiled nature creates a fascinating retreat. The adjacent forest leads up the hill towards San Zeno die Montagna. Thanks to the three-storey design, the height of the building cubature offers a panoramic view in a class of its own.

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## Contact partner

For further information, please contact your contact person:

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