

Torri Del Benaco – Gardasee

# Villa OLEA - Newly built villa in prime location in Torri del Benaco

Property ID: IT244151199



**PURCHASE PRICE: 2.700.000 EUR • LIVING SPACE: ca. 229 m<sup>2</sup> • ROOMS: 4 • LAND AREA: 1.262 m<sup>2</sup>**

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## At a glance

Property ID	IT244151199	Purchase Price	2.700.000 EUR
Living Space	ca. 229 m <sup>2</sup>	Commission	subject to commission
Rooms	4	Total Space	ca. 383 m <sup>2</sup>
Bedrooms	3	Usable Space	ca. 287 m <sup>2</sup>
Bathrooms	4	Equipment	Terrace, Swimming pool
Year of construction	2025		
Type of parking	1 x Multi-storey car park		

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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	25.00 kWh/m <sup>2</sup> a
Energy certificate valid until	06.11.2035	Energy efficiency class	A+
Power Source	Air-to-water heat pump		

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## The property



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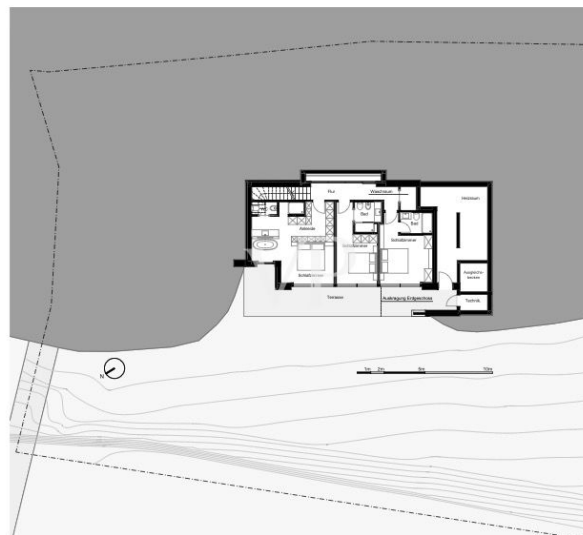
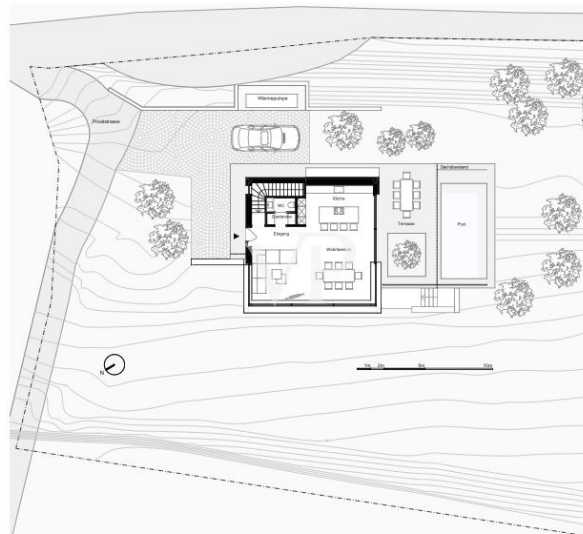
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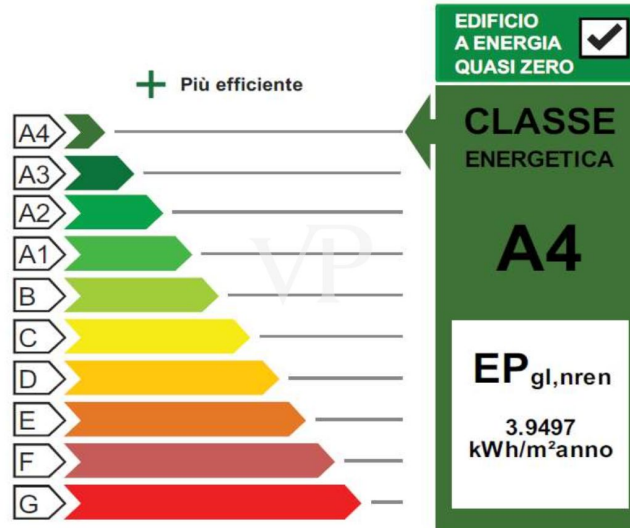




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## Floor plans





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

Looking out over the green surroundings of the Mediterranean flora with the typical cypresses, olive trees and the colorful roofs of the town, you can see far across the lake to the opposite western shore and the famous "Isola del Garda" to the bay of Salò. Beautifully nestled on a large olive grove, surrounded by green nature, you are enthroned on this property and enjoy the wonderful view in a mild climate all year round. The position of this property is a prime location with the popular and often sought-after view of Monte Pizzocolo opposite, behind which the sun sets directly. This natural phenomenon can be observed until late in the evening during the summer months and is ideal for enjoying a sundowner on your own terrace or in the infinity pool. The imposing shape of Monte Pizzocolo is highly recognizable and is known by the locals as the "Napoleon's nose" because its characteristic silhouette in a south-north direction makes it look like the profile of the face of the reclining Emperor Napoleon Bonaparte.

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## Details of amenities

The newly built villa will consist of a single living unit arranged on two levels, with the living area on the upper floor, equipped with large windows that allow you to enjoy the beautiful view of the lake, and the sleeping area on the lower floor.

The upper floor of the villa is directly accessible from the private parking lot. This floor consists of a large open plan kitchen and living room, as well as an entrance area with checkroom and guest bathroom.

The living area is connected to the covered outdoor area by one of the two glass walls on this floor. If the large sliding overhang is left open, these two areas merge together and one becomes a continuation of the other.

Next to the outdoor area described above is the private rectangular swimming pool with a view of the lake and surrounded by a garden.

The lower floor is divided into three large rooms, each with its own bathroom and a large glass wall with direct views of the garden.

On this floor there is also a laundry room and technical rooms accessible from the outside.

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## All about the location

Fantastic sun-drenched location with unobstructed views of the beautiful Lake Garda. The villa is located on the east side of the lake in Torri del Benaco, in a highly sought-after panoramic position, absolutely quiet and with lots of privacy and breathtaking views. The center of Torri del Benaco can be reached on foot in about 20 minutes, by bike or the popular Vespa in just 6 minutes. The beautiful town of Torri del Benaco is located to the east of Lake Garda. Poets and artists have found inspiration here. If you reach what is probably the most romantic stretch of coast from Punta San Vigilio, the town of Torri del Benaco lies before you, with its imposing Scaliger castle built in 1383. Many historical events, works of art and legends surround the picturesque village of Torri del Benaco. Intellectuals such as Franz Kafka, Friedrich Nietzsche, Thomas Mann and Wolfgang Goethe were inspired by the uniqueness of this place. In his Divina Commedia, Dante Alighieri writes about the beauty of the "Lago di Benàco", the ancient name for the lake. Recreation and quality of life: Situated at an altitude of 67 m above sea level and with a population of 2,797, this place has become a second home, especially for connoisseurs of the northern European region. Largely untouched by tourism, the picturesque harbor town has a special charm and has become synonymous with relaxation and quality of life for many. The famous wine-growing region around Bardolino is not far away. Time and again, Torri del Benaco attracts celebrities from all over the world. The town is particularly well situated in terms of transport links, as it is only a few kilometers from the freeway exit. The car ferry in Torri del Benaco also provides a regular connection to the towns on the western shore of the lake.

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## Contact partner

For further information, please contact your contact person:

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