

Torri Del Benaco – Gardasee

# Premium Apartment with Panoramic Lake View in quiet Location

Property ID: IT244921383



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**PURCHASE PRICE: 1.350.000 EUR • LIVING SPACE: ca. 110 m<sup>2</sup> • ROOMS: 3**

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## At a glance

Property ID	IT244921383	Purchase Price	1.350.000 EUR
Living Space	ca. 110 m <sup>2</sup>	Commission	Subject to commission
Available from	According to the arrangement	Total Space	ca. 158 m <sup>2</sup>
Rooms	3	Usable Space	ca. 110 m <sup>2</sup>
Bedrooms	2	Equipment	Terrace, Swimming pool
Bathrooms	2		
Year of construction	2021		
Type of parking	2 x Other		

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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	16.00 kWh/m <sup>2</sup> a
Energy certificate valid until	01.07.2031	Energy efficiency class	A+
Power Source	Air-to-water heat pump		

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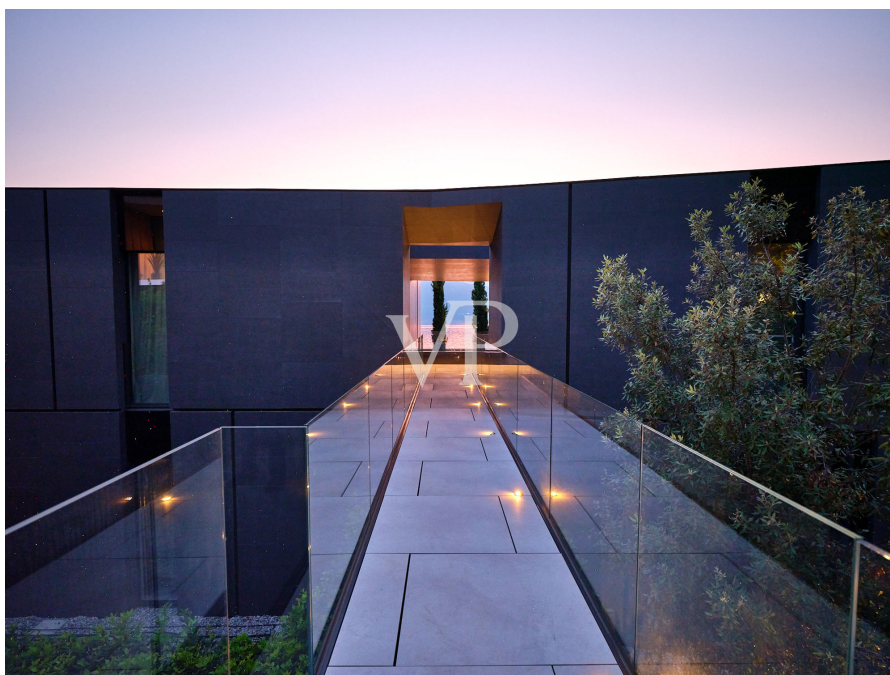
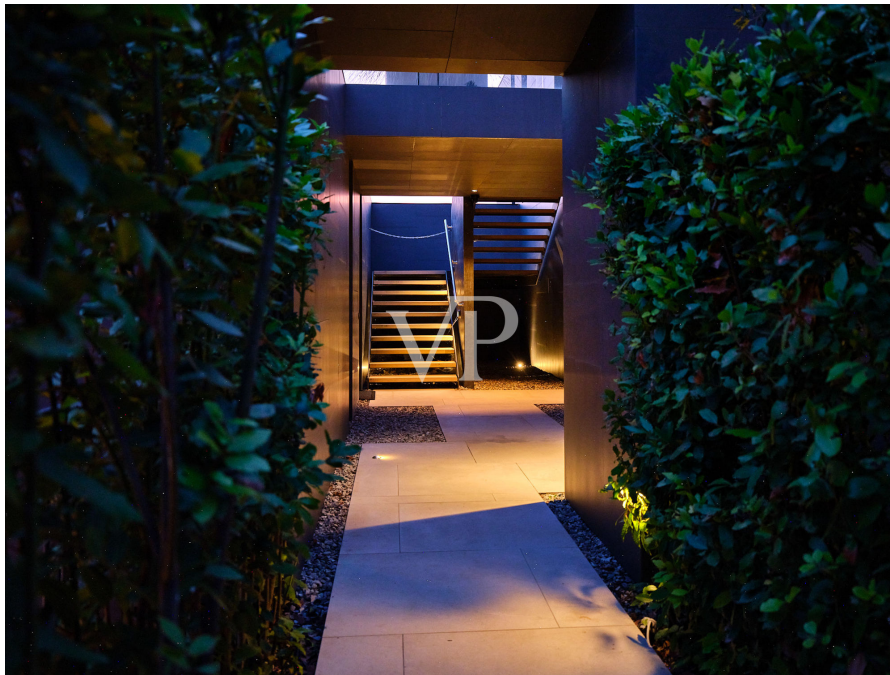
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## Floor plans



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

This Premium Residence, designed by the renowned Architect Jacopo Mascheroni, combines modern and timeless style in perfect harmony with the natural landscape of Lake Garda. In this elegant complex, which comprises just 10 exclusive residential units and 2 villas spread over two floors, you can enjoy maximum privacy and well-being. This special residential complex was built in 2021 to a high standard and is located on the south-eastern shore of Lake Garda, in the sought-after village of Torri del Benaco. The residence is located in a quiet area, yet in close proximity to the lake. The infinity pool above the residence, like the apartments, offers a fantastic and unobstructed Lake View. The apartment extends over the first floor and offers a spacious terrace and a private garden. The room layout is as follows: Spacious living area with open plan kitchen and access to the terrace and garden, entrance area with garderobe which offers ample storage space, master bedroom with en suite bathroom and walk-in closet, a second spacious double bedroom, a further bathroom and the clever storage room for added convenience. The large sliding glass elements connect the living area with the terrace and garden, from which you can enjoy absolute privacy and a 180° panoramic lake view. The bedrooms have access to a second terrace, which can serve as an additional retreat. The property offers you countless amenities such as the spacious garage, which is accessible at ground level and offers ample space for your vehicle and additional storage space, the large visitor parking space for any guests, large floor-to-ceiling window fronts that guarantee phenomenal Lake Views throughout the living and dining area and the alarm system, underfloor heating and air conditioning can be controlled via Smart Home so that you can set your desired temperature before you arrive. This exclusive vacation apartment in Torri del Benaco offers you fantastic living quality in one of the most sought-after locations on Lake Garda. Whether as a luxurious vacation residence or a stylish retreat - this property will meet all your requirements. We look forward to receiving your inquiry and will be happy to provide you with further information and arrange a viewing.

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## Details of amenities

- The entire furnishings, including the kitchen, can be taken over for €80,000.
- The underfloor heating and air conditioning are operated via the central air/water heat pump with heat recovery.
- The residential complex has a communal photovoltaic system whose energy flows into the communal electrical system.
- TV and satellite system (German channels are also received) + Internet connection.
- The apartment has an alarm system and video surveillance of the outdoor areas, which are also accessible via Smart Home.

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## All about the location

The residential complex is located in the Crero district, from where fantastic hiking trails start. The nearest bus stop is in the immediate vicinity and the lake can be reached on foot in just 3 minutes. The village is surrounded by beautiful, well-maintained olive groves. Torri del Benaco is a picturesque town on the eastern shore of Lake Garda and wonderfully combines natural beauty, rich history and a relaxed Mediterranean ambience.

**Idyllic location on Lake Garda:** Torri del Benaco is nestled between the azure waters of Lake Garda and the majestic mountains in the background. This picturesque town offers breathtaking views, whether you are watching the sun rise over the sparkling waters or set behind the mountains.

**Historical charm:** The old town of Torri del Benaco is a journey through centuries. Narrow alleyways, cobbled streets and historic buildings give the town an enchanting atmosphere. The imposing Scaliger Castle, situated high above the town, tells stories of times gone by and offers an unforgettable panoramic view of the lake.

**Cultural treasures:** The city is rich in cultural treasures. Numerous churches, squares and ancient remains bear witness to a fascinating history dating back to Roman times. Art galleries and museums invite you to delve deeper into the rich culture and history of this region.

**Activities and relaxation:** Lake Garda is a paradise for water sports enthusiasts. Sailing, windsurfing or simply taking a leisurely stroll along the shore - there are numerous ways to enjoy nature and the water here. Hikers will find routes in the surrounding mountains with spectacular views of the lake and the landscape.

**Culinary delights:** The restaurants and cafés in Torri del Benaco offer a variety of delicious dishes of Italian cuisine. From fresh seafood to traditional pizzas and fine wines from the region, there is something for every palate.

**Inviting atmosphere:** The welcoming and relaxed atmosphere in Torri del Benaco makes it a perfect place for vacationers looking for peace and beauty without having to sacrifice culture and activities. The hospitality of the locals helps to make visitors feel immediately welcome. Torri del Benaco on Lake Garda is an enchanting destination that combines natural beauty, history and a Mediterranean lifestyle in perfect harmony. A place that invites you to unwind and experience the beauty of Lake Garda in all its facets.

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## Contact partner

For further information, please contact your contact person:

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