

Torri del Benaco – Gardasee

## Approved new villas in top location with unobstructed lake view and infinity pool.

Número da propriedade: IT244921168



[www.von-poll.it](http://www.von-poll.it)

ÁREA: ca. 196 m<sup>2</sup> • QUARTOS: 7 • ÁREA DO TERRENO: 400 m<sup>2</sup>

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## Numa vista geral

|                        |                              |                             |                            |
|------------------------|------------------------------|-----------------------------|----------------------------|
| Número da propriedade  | IT244921168                  | Natureza                    | Casa unifamiliar / Moradia |
| Área                   | ca. 196 m <sup>2</sup>       | Comissão para arrendatários | subject to commission      |
| Disponibilidade        | consoante marcação de visita | Área total                  | ca. 443 m <sup>2</sup>     |
| Quartos                | 7                            | Área útil                   | ca. 0 m <sup>2</sup>       |
| Quartos                | 4                            | Móveis                      | Terraço, Piscina           |
| Casas de banho         | 5                            |                             |                            |
| Ano de construção      | 2024                         |                             |                            |
| Tipo de estacionamento | 4 x Outros                   |                             |                            |

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## Dados energéticos

|                                   |                               |                          |                            |
|-----------------------------------|-------------------------------|--------------------------|----------------------------|
| Sistemas de aquecimento           | Aquecimento por chão radiante | Certificado Energético   | Consumo energético final   |
| Fonte de Energia                  | Bomba de calor ar-água        | Procura final de energia | 20.00 kWh/m <sup>2</sup> a |
| Certificado Energético válido até | 20.03.2034                    | Classificação energética | A+                         |
| Aquecimento                       | Bomba de calor ar-água        |                          |                            |

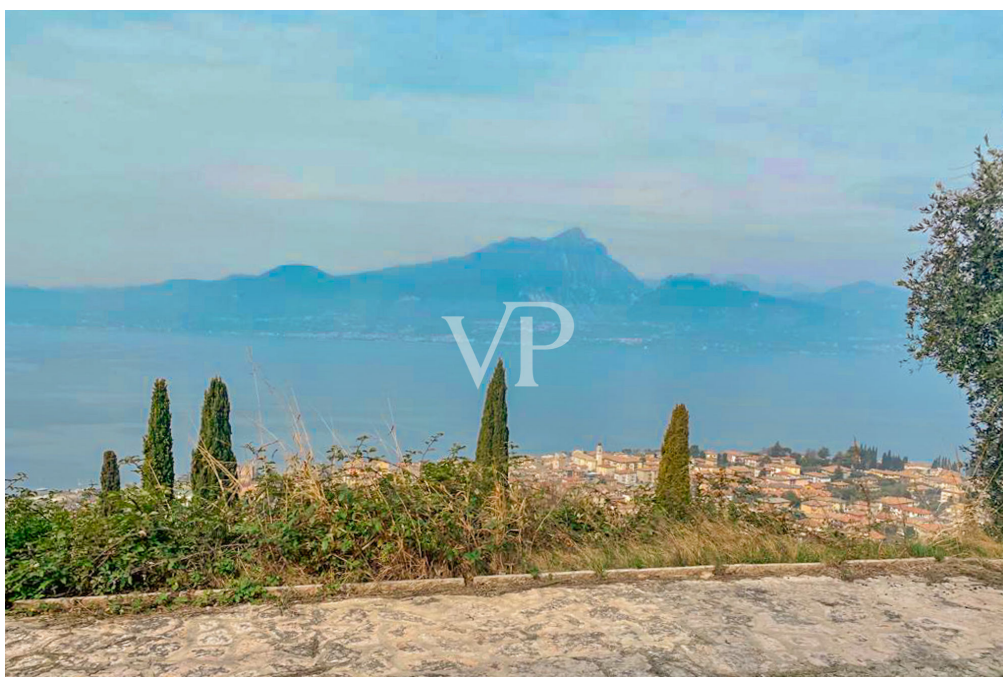
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## O imóvel



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## Uma primeira impressão

In an exceptionally idyllic and quiet location with fantastic, unobstructed views of Lake Garda and Torri del Benaco, two detached villas are being built, each with an infinity pool and fantastic unobstructed lake views. This property combines everything you could wish for when looking for a property on Lake Garda: A fantastic view over the glittering blue of the lake to the striking landmark of the popular fishing village of Torri del Benaco, the Scaliger Castle, lots of privacy, the latest standards and modern architecture as well as high-quality interior design, private pool and underground parking. Overlooking 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. Nestled in a well-tended olive grove, the two villas are harmoniously integrated into the landscape. Typical local natural stone walls underline the Mediterranean flair of the modern yet timeless design villas. Generous window areas open up the light-flooded rooms to the outside and allow an unobstructed view over the most beautiful lake in Italy. The entrance via the residential road leads to the private carport. The two buildings are joined in the middle on one side, but have no points of contact with each other.



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## Tudo sobre a localização

The beautiful town of Torri del Benaco is located in the east of Lake Garda. Poets and artists have found inspiration here. When 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. Boats also provide regular connections to the towns on the western shore of the lake.

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## Pessoa de contacto

Para mais informações, queira contactar a sua pessoa de contacto:

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