

Torri del Benaco – Gardasee

Modern architect villa with stunning lake view in popular location of Torri del Benaco

Property ID: IT23492737



PURCHASE PRICE: 4.500.000 EUR • LIVING SPACE: ca. 200 m² • ROOMS: 5 • LAND AREA: 2.400 m²

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At a glance

Property ID	IT23492737
Living Space	ca. 200 m²
Available from	According to the arrangement
Rooms	5
Bedrooms	3
Bathrooms	4
Year of construction	2022
Type of parking	5 x Other

Purchase Price	4.500.000 EUR
Commission	subject to commission
Usable Space	ca. 255 m²
Equipment	Terrace, Swimming pool

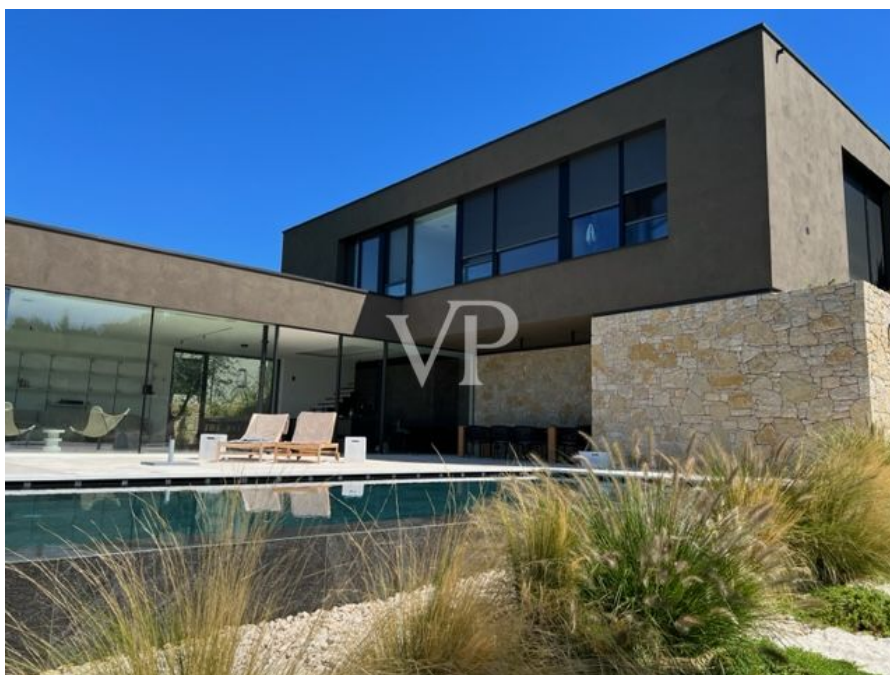
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Energy Data

Type of heating	Underfloor heating	Energy Certificate	Energy demand certificate
Energy Source	LUFTWP		
Power Source	Air-to-water heat pump	Energy efficiency class	A+

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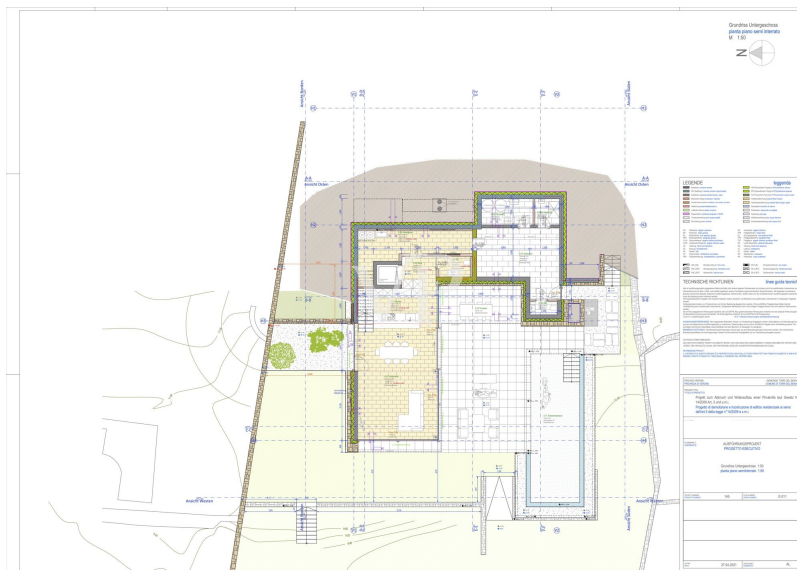
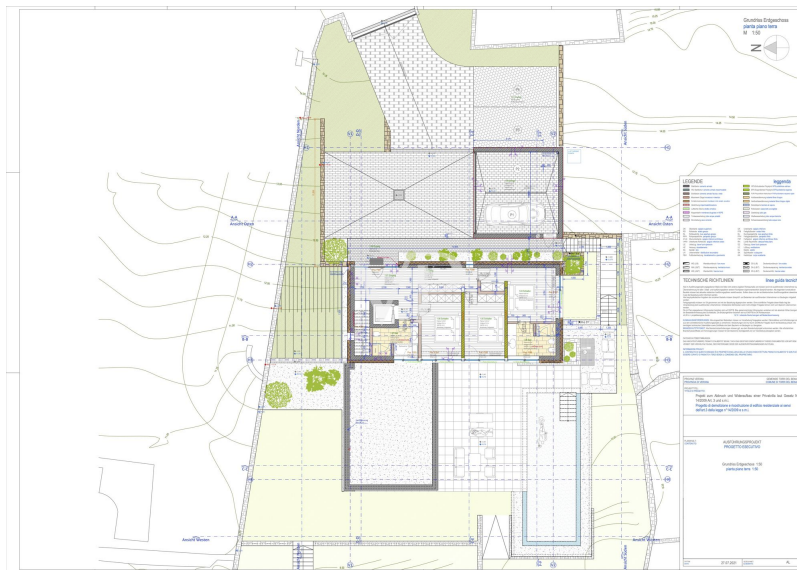
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The property



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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 elegant architect's villa nestles gently in the olive hill of Torri del Benaco and is enthroned, with a beautiful far-reaching view of Lake Garda. The modern architecture in combination with the natural stones, the earth colors and soft tones in combination with the stylishly landscaped olive garden, make this villa unique. The high quality of construction of a South Tyrolean contractor give certainty to the standard of equipment and the quality of construction.

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Details of amenities

The whole plot of land is about 2400 m²;

Built by the house about 255 m², about 185 m² driveway and open parking spaces, about 36 m² garage, about 75 m² terrace, about 50 m² pool, about 530 m² garden; the remaining about 1200 m² are olive grove.

In the basement there is:

- 1) An approx. 16 m² kitchen open to the approx. 48 m² living area, on two sides glass facade to terrace and garden;
- 2) About 42 m² laundry room, cellar and storage room;
- 3) Approx. 7.5 m² technical room house and approx. 3.6 m² technical room pool, which are laterally accessible from the outside via a stone staircase built with natural stone walls;
- 4) The infinity pool is about 11 m long and about 4 m wide;

Between the living room and the pool are about 92m² terrace, of which about 17m² covered.

Inside, a staircase and an elevator lead up to the first floor, where the garage and parking spaces are also located:

The entrance area has ca.13,5m² with subsequent hallway to the rooms, one side covered with cabinets for storage.

The master bedroom is about 18.5m², the associated bathroom is about 8.5m²;

Two more rooms, each about 13.5m², and another bathroom about 7.7m² are located on the ground floor.

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All about the location

Central top location in Torri del Benaco with lake view. Idyllic harbor town with good swimming opportunities. The pretty harbor town on the eastern shore of Lake Garda is rather tranquil. Even in the height of summer, you can still stroll through the narrow streets of the old town or along the lakeside promenade, away from the crowds of tourists. The idyllic harbor with its many colorful fishing boats is overlooked by the mighty Skalicek - the town's landmark. It houses a folklore museum that is well worth seeing. In the hinterland of Torri del Benaco, extensive olive groves invite you to take beautiful walks. Steep serpentine paths lead to the village of Albisano, from where you can enjoy a fantastic view over the lake to the opposite shore. There - more precisely to Maderno - a car ferry shuttles from the port in Torri several times a day. Along the shore there are very good bathing possibilities in Torri. At the beautiful pebble beach "Baia dei Pini" trees provide pleasant shade and palm trees create a Mediterranean flair. Just outside the town on the north side of the lush green headland of Punta San Vigilio is the picturesque beach "Baia delle Sirene".

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Contact partner

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