

Peschiera Del Garda – Gardasee

# High-quality New-Build Villas in quiet panoramic location with Lake View

Property ID: IT23492919



**PURCHASE PRICE: 1.335.000 EUR • LIVING SPACE: ca. 119 m<sup>2</sup> • ROOMS: 6**

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## At a glance

Property ID	IT23492919	Purchase Price	1.335.000 EUR
Living Space	ca. 119 m <sup>2</sup>	Commission	Subject to commission
Available from	According to the arrangement	Usable Space	ca. 200 m <sup>2</sup>
Rooms	6	Equipment	Terrace, Swimming pool
Bedrooms	3		
Bathrooms	3		
Year of construction	2024		

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## Energy Data

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

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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

Away from the hustle and bustle, in the midst of beautiful olive groves and vineyards, 6 new Villas are being built on a beautiful peripheral plot with an unobstructed view of the lake and the mountains. The new real estate project is being built only 2 km from the shore of Lake Garda and the center of the municipality of Peschiera del Garda. The projects stands for living comfort and quality of life. Imagine living in one of these modern villas with plenty of space for family and friends, surrounded by beautiful nature and overlooking one of the most breathtaking panoramas in Italy: southern Lake Garda and the mountains that surround it. The architecture of the Ville envisages large panoramic window fronts facing Lake Garda to create living spaces that integrate perfectly with the surrounding landscape and give the feeling of unlimited space. At every moment of the day and in every season you can enjoy a life in harmony with nature from an elevated position, from which the panorama shines like a postcard by day and like a magical landscape by night, amidst the thousand lights of Lake Garda. The building plot of over 5000m<sup>2</sup> is located in the hinterland of Peschiera del Garda and allows an optimal lake and mountain view for all 6 energy-efficient houses in class A4, thanks to its natural slope and the construction of the houses on different levels guaranteeing a high level of Privacy. There are being built 6 villas: 4 panoramic villas with living area between 120 and 140m<sup>2</sup> on one living level plus basement, (25 – 40m<sup>2</sup>) for hobby, SPA, fitness or guest room and technical room. All houses have 2 private covered car parking spaces at the house, private garden, large covered terraces, sundeck by the pool. The interior layout can be personalized by the buyer and can accommodate up to 3 bedrooms and 3 bathrooms as well as large, living areas overlooking Lake Garda and the private pool; 2 panoramic villas on 3 floors with a living area of about 190m<sup>2</sup>: on the 1st floor 2 lake view bedrooms, bathroom and a large panoramic terrace for SPA/wellness and relaxation, a large living area with kitchen, bathroom and space for another large bedroom on the first floor; access to the 1000m<sup>2</sup> private garden and pool area, covered terrace and private underground parking for up to 5 cars in the basement.



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## Details of amenities

### Individual Personalization:

Choose your Villa from the 6 units and personalise your home according to your needs with the desired number of single and double bedrooms, bathrooms or study and decide whether you prefer to create a beautiful guest room with bathroom in the basement or rather a SPA with gym. The architect of the project is at your disposal during the personalisation phase.

### Materials:

The concept includes an easy-to-maintain 7x3 m private pool with skimmers, integrated ladder, and solar shower.

The pools are surrounded by a maintenance-free wood-effect solarium. This material is weather-resistant and does not change color over the years.

The exterior facades will also be partially embellished with wood-effect elements, and other parts will be clad with natural stone. Rooftop gardens will ensure, that the Rondinelli Villas will blend perfectly with the surrounding landscape, in addition to facilitating rainwater drainage.

Panoramic aluminum windows and doors with triple glass in the living area are planned. Window frames with triple glass, mosquito net and blackout system in the sleeping area. In terms of systems, the houses will be equipped with underfloor heating, mechanical ventilation and cooling system, extensive specifications for the plumbing and electrical system, to ensure maximum living comfort! Provisions for alarm system, garden irrigation and smart-home projects.

### Turnkey Comfort:

The project developer brings all his experience to this project and has included many important feel-good elements in the construction project:

- Class A4 climate-efficient green building
- 4.5kw solar system & Mechanical room ventilation
- Underfloor heating
- Individually controlled air conditioning in all rooms
- Electric blinds in the night area
- Fly screens on all windows
- Device for smart-home domotics
- Energy-saving LED lighting concept

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## All about the location

Dolce Vita: Peschiera del Garda is a town that leaves nothing to be desired. Here you can enjoy life to the fullest with water sports activities on Lake Garda, cycling tours in the gentle moraine hills of the first hinterland, where the Ville Rondinelli are located, or golfing on one of the best golf courses in Europe. Living in Peschiera del Garda is “Dolce Vita” in its purest form: an aperitif by the lake, an educational wine tasting or a nice dinner. The choice is wide, ranging from authentic agriturismo to starred restaurants, all within a few kilometres of the Ville. In recent years, Peschiera del Garda has become one of the most sought-after places on Lake Garda, not only for tourists, but especially for families who want to live there all year round. The town on Lake Garda, with a population of just over 11,000, has excellent schools, a hospital, motorway access to the A4 Milan-Venice and a railway station with high-speed connections to all major Italian cities. The municipality of Peschiera del Garda was named a Unesco World Heritage Site in 2017 and is continuously investing in the development of its infrastructure, townscape and cultural offerings.

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## Contact partner

For further information, please contact your contact person:

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