

Torri del Benaco – Gardasee

# Lake Garda East Coast in Torri del Benaco: sunny top location with unobstructed lake view.

*Property ID: Immo-2021-293\_4*



LIVING SPACE: ca. 246,14 m<sup>2</sup> • ROOMS: 6 • LAND AREA: 1.055 m<sup>2</sup>

Property ID: Immo-2021-293\_4 - 37010 Torri del Benaco – Gardasee

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## At a glance

Property ID	Immo-2021-293_4
Living Space	ca. 246,14 m <sup>2</sup>
Rooms	6
Bedrooms	3
Bathrooms	4
Year of construction	2023

Purchase Price	On request
Commission	Subject to commission
Total Space	ca. 513 m <sup>2</sup>
Usable Space	ca. 246 m <sup>2</sup>
Equipment	Terrace, Swimming pool, Sauna

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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	10.00 kWh/m <sup>2</sup> a
Energy certificate valid until	02.03.2033	Energy efficiency class	A+
Power Source	Air-to-water heat pump		



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## A first impression

The villa property with magnificent panoramic lake view is built in KlimaHaus - Standard A. Embedded in the Mediterranean style of the surroundings with cypress and olive trees, this villa is created in an oasis of well-being with a dreamlike view, in absolute tranquility. On the widest part of Lake Garda, from here you can enjoy the most beautiful sunset with a view towards Monte Pizzocolo, behind which the sun sets. An exceptional property, which alone by the size, has a lot of distance to surrounding roads and thus guarantees peace in nature. An absolute rarity is a plot of this size and the fantastic view. We will gladly send you the building description on request. The currently shown views are a simulation of the arrangement of the individual structures in the olive grove and the photorealistic representations of the entire project. Depending on the buyer of the property, the floor plan, as well as the interior design and furnishings will be individually designed together with the project developer.

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## All about the location

Fantastic sunny location with an unobstructed view of the beautiful Lake Garda. In only about 10 minutes by car you can reach the center of Torri del Benaco and the lake shore. Today there are numerous sights to see in Torri del Benaco. First and foremost among them is the Scaliger Castle, which delights with its architectural structure and was built in the 18th century by Antonio della Scala as a protective castle for the small harbor. The harbor itself is also well worth seeing. Incidentally, in the castle there is a local history museum that you can visit to immerse yourself in the history of the city and the region. The small baroque church Santi Pietro e Paolo is also worth a visit, because here you can see, among other things, an extremely valuable organ. From Torri del Benaco you have the possibility to take the car ferry to Toscolano-Maderno and see the sights there. In addition, the landscape of the region is characterized by rolling hills that encourage active recreation such as hiking (for example, the Intensive Hike: from Torri del Benaco to Malcesine) and cycling. In the town itself, for example, you can spend beautiful days on the lake beach, look around in the stores for suitable souvenirs for home or get to know the cuisine of the region better. There are numerous specialties for which Veneto is famous and which can be tasted in the gastronomic establishments.



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## Contact partner

For further information, please contact your contact person:

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