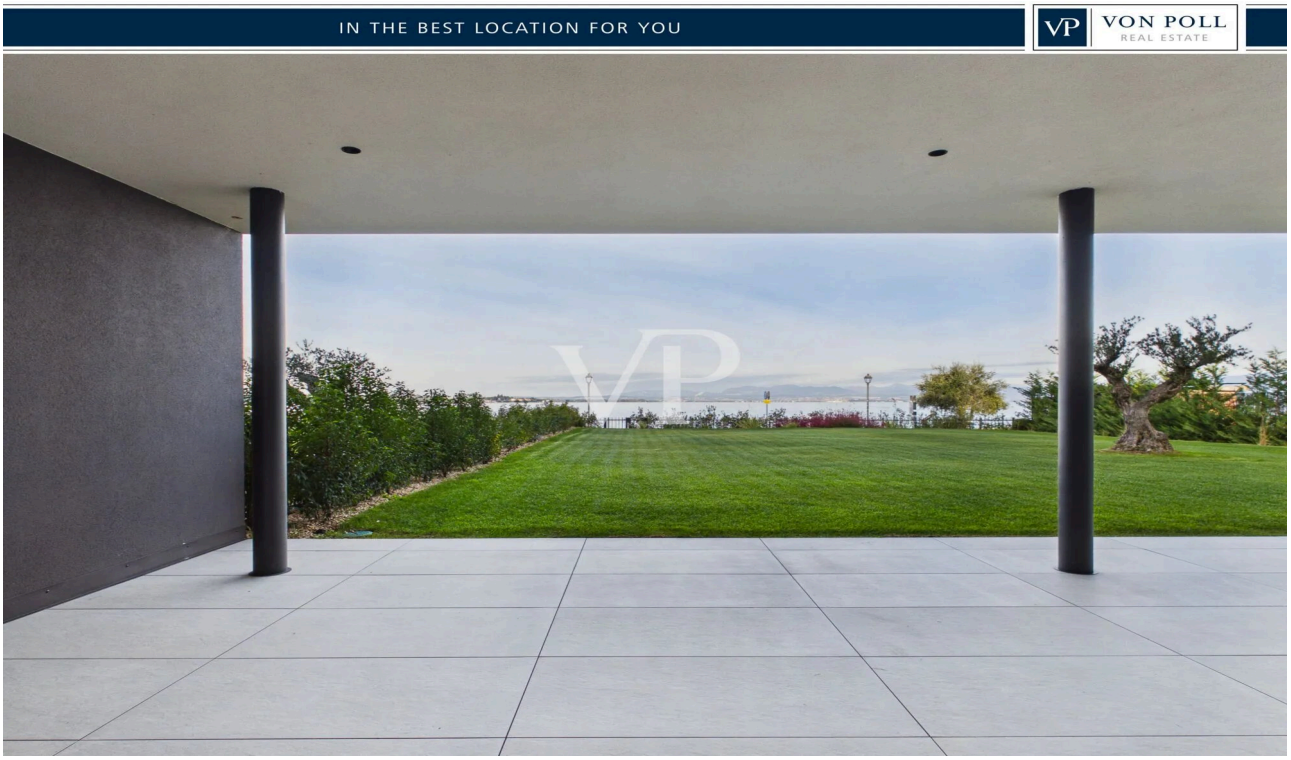
Peschiera del Garda

Residence Al Porto – Exclusive luxury living with a 650 m² private garden right on Lake Garda

Property ID: IT264153348_1



PURCHASE PRICE: 0 • LIVING SPACE: ca. 128.31 m² • ROOMS: 4

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At a glance

Property ID	IT264153348_1
Living Space	ca. 128.31 m²
Rooms	4
Bedrooms	3
Bathrooms	2
Year of construction	2025

Purchase Price	Auf Anfrage
Type	Apartment
Total Space	ca. 248 m²
Condition of property	Shell
Equipment	Swimming pool

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Energy Data

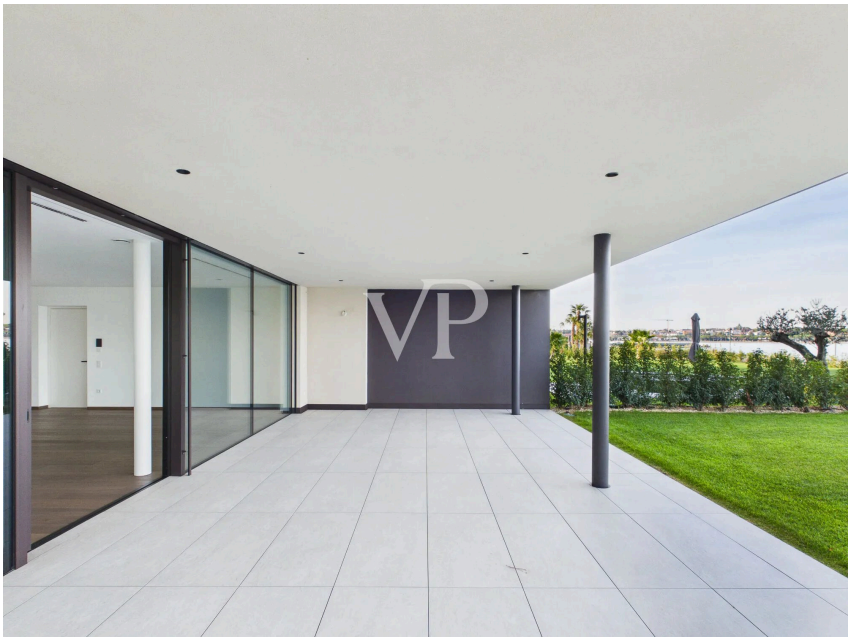
Type of heating	Underfloor heating
Energy Source	Air-to-water heat pump
Power Source	Air-to-water heat pump

Energy Certificate	Energy demand certificate
Final Energy Demand	50 kWh/m²a
Energy efficiency class	A
Year of construction according to energy certificate	2025

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The property





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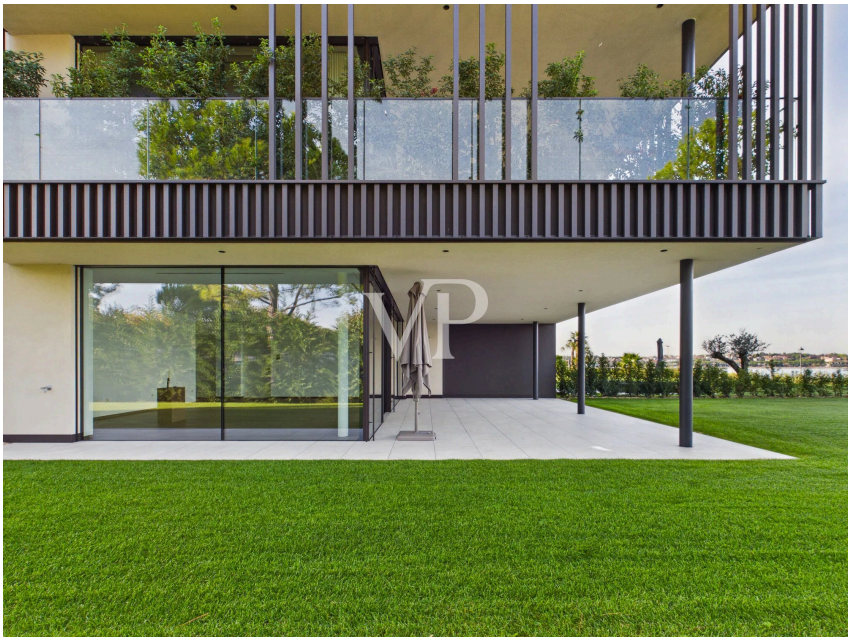




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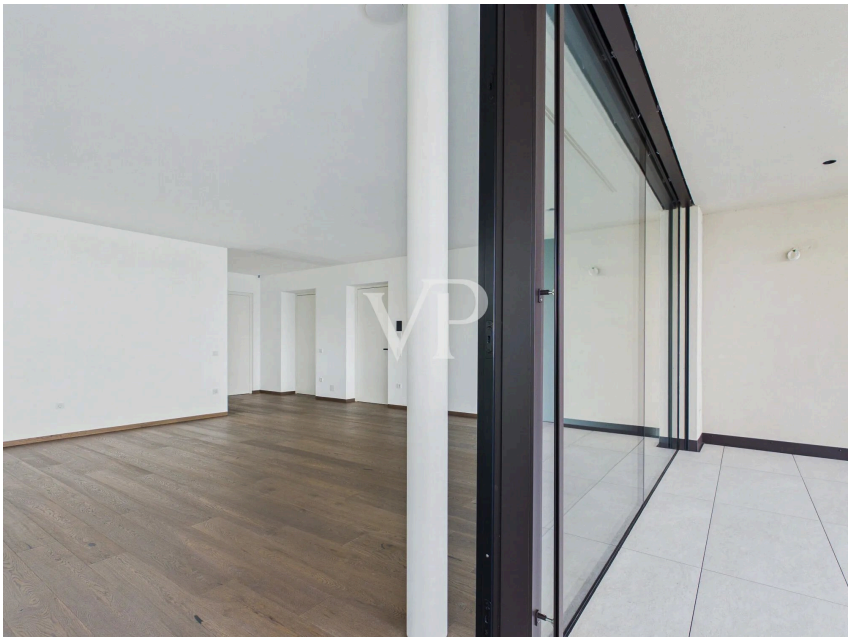
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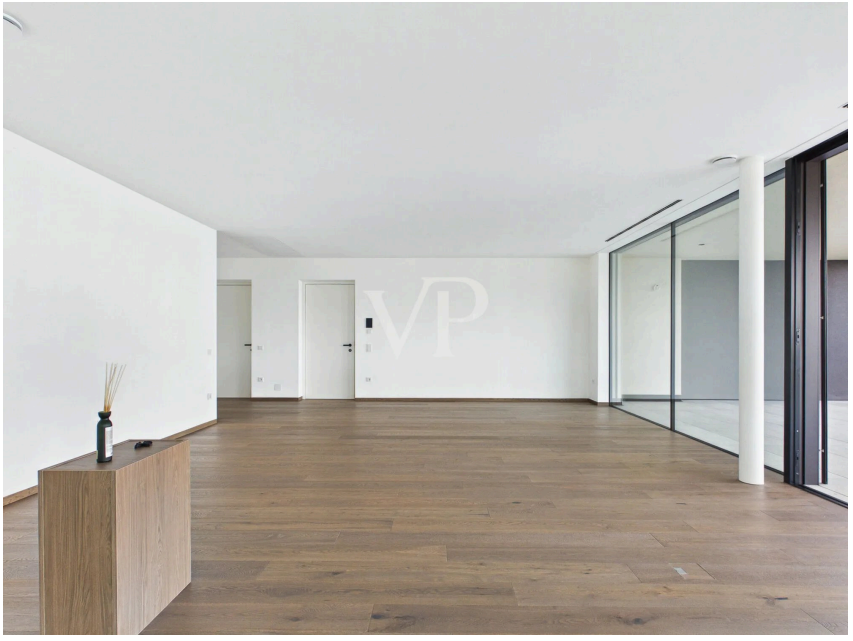




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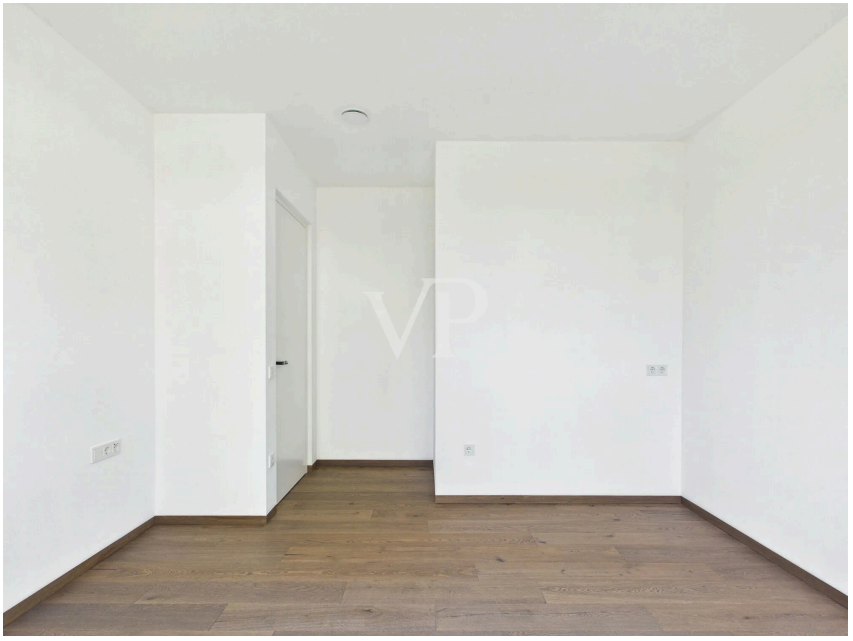
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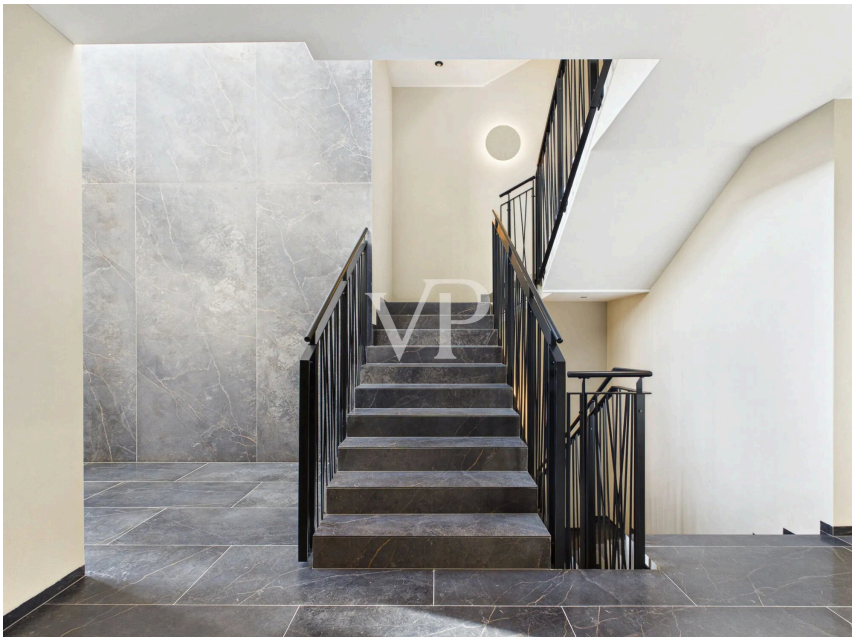




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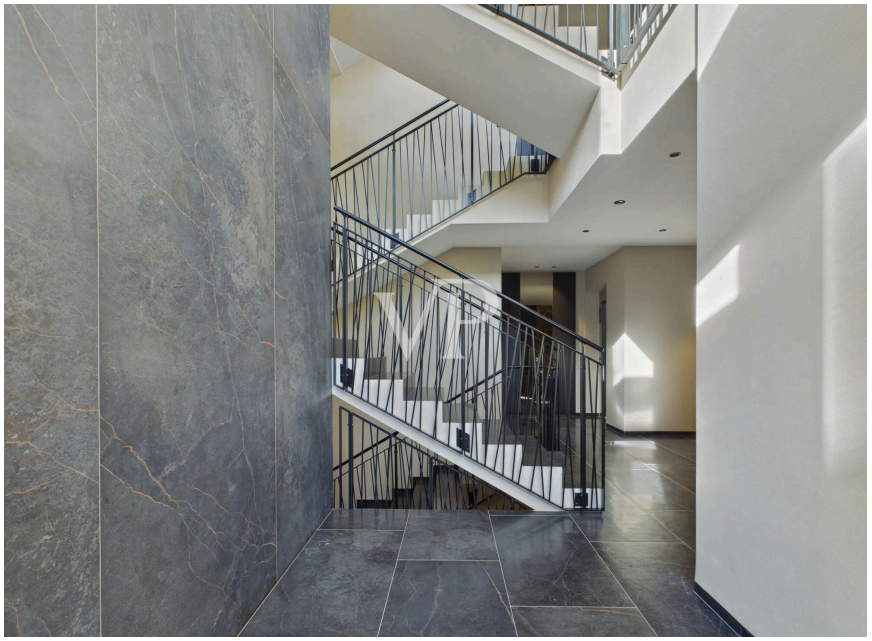




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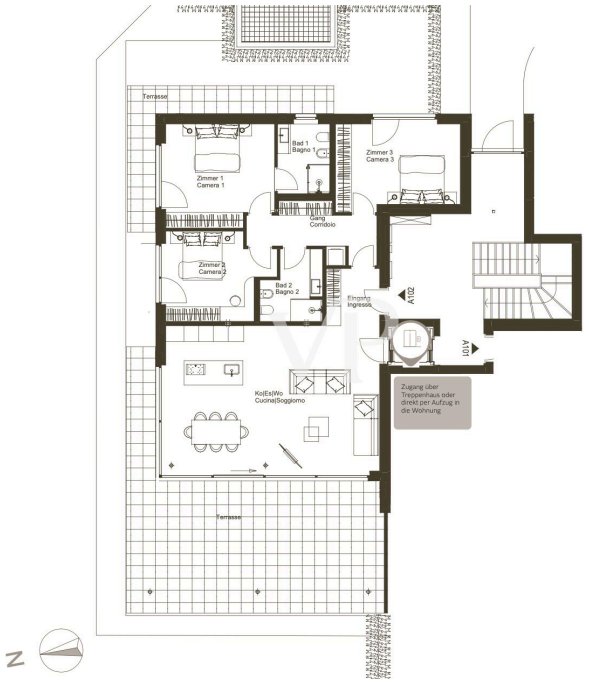
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Floor plans



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

Located in one of the most privileged settings on the southern shore of Lake Garda, right on the picturesque lakeside promenade and the harbor of Peschiera del Garda, Residence Al Porto stands out as an exceptional residential complex. Here, the incomparable atmosphere of Lake Garda, timeless elegance, and state-of-the-art residential technology come together to create an exclusive retreat that offers far more than just an ordinary home.

This high-end residential project consists of five architecturally coordinated buildings in a modern villa style, harmoniously nestled within a spacious, Mediterranean-inspired park landscape. The clean lines, expansive glass surfaces, and carefully selected materials underscore the prestigious character of the entire complex. The architectural concept places special emphasis on privacy, light-filled living spaces, and a seamless transition between indoor and outdoor areas.

A special highlight within this exclusive residential complex is the garden apartment offered here, featuring a net living area of approximately 128 m², an exceptionally spacious private garden of about 650 m², and a sprawling terrace of approximately 80 m². These impressive outdoor areas give the property an almost villa-like character and create a living experience that goes far beyond the advantages of a classic condominium. The private garden offers ample space for relaxation, stylish outdoor seating areas, and undisturbed moments under the sun of Lake Garda.

The well-thought-out floor plan, featuring three bedrooms and two bathrooms, combines generous living comfort with a high degree of functionality and privacy. The spacious living areas form the heart of the property and open up to the private outdoor spaces through expansive glass fronts.

A standout feature of Residence Al Porto is its prime location directly on the lakeshore. The exceptional proximity to the water, the charming harbor scenery, and the breathtaking panorama of Lake Garda define this extraordinary living environment. The approximately 80 m² terrace impressively extends the living space outdoors and, together with the spacious private garden, creates an exclusive oasis of well-being with Mediterranean flair.

The interior design also impresses with carefully selected materials and state-of-the-art living comfort. Floor-to-ceiling windows allow plenty of natural light into the living areas and create an open, welcoming atmosphere. High-quality flooring, two elegantly designed bathrooms, and top-of-the-line building systems meet the highest standards down to the last detail.

A modern heating and climate control system featuring a central heat pump, radiant floor heating, cooling, and controlled ventilation ensures a pleasant indoor climate year-round. The integrated smart-home system allows for convenient control of essential home functions and combines innovative technology with high practicality for everyday use.

The spacious, lovingly designed green spaces at Residence Al Porto, featuring Mediterranean plantings and well-maintained paths, create a peaceful, private living atmosphere. Two communal swimming pools complement the exclusive ambiance and offer another place to relax and enjoy yourself. The apartment on offer also benefits from its exceptionally spacious private garden, which, at approximately 650 m², provides a high degree of open space and individuality.

A distinctive feature is the “Owners-Only” concept: the apartments are reserved exclusively for owners; tourist rentals are not permitted. This ensures that the private and peaceful character of the residential complex remains a priority in the long term.

The apartment includes a private basement storage unit, which is already included in the purchase price. For convenient and secure parking, a spacious double garage is available as an option for an additional €90,000.

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Details of amenities

When planning the individual residential units, the focus was on spaciousness, living comfort, and the harmonious integration of the unique lakeside location. The result is a residential concept that combines aesthetics and functionality in a remarkable way.
The garden apartment offered here features approximately 128 m² of net living space, providing a spacious and versatile layout with three bedrooms and two bathrooms. Particularly impressive is the connection between the high-quality interior design and the exceptional outdoor areas: A terrace measuring approximately 80 m² and a private garden of about 650 m² create a seamless transition between modern living comfort and a Mediterranean lifestyle. The expansive outdoor areas significantly extend the living space and lend the property a distinctive character.
The exceptional quality of the architecture is evident the moment you enter the apartment. Generous ceiling heights of approximately 2.70 meters, elegant interior doors standing about 2.32 meters tall, and flush-mounted details lend the rooms an exceptionally clean and high-quality aesthetic. The modern design language is consistently carried through with finely coordinated finishes and timeless materials.
The open-concept living and dining area forms the heart of the apartment. Floor-to-ceiling windows and sliding elements made of high-quality wood-aluminum create a light-filled atmosphere and allow for a virtually seamless transition to the spacious terrace and the expansive private garden. This creates a unique interplay between indoor and outdoor spaces, offering exceptional added value—especially during the warm months on Lake Garda. The terrace is ideal for spacious dining and lounge areas, while the garden opens up a wide range of possibilities for personal design and relaxation.
The triple-glazed wood-aluminum elements combine excellent thermal insulation properties with a sophisticated aesthetic. Electrically operated exterior venetian blinds in the living and kitchen areas allow for individual control of natural light, while motorized roller shutters in the bedrooms and bathrooms provide additional comfort and privacy.
Flush-mounted baseboards emphasize the modern aesthetic and ensure harmonious transitions between the floor and wall.
The two bathrooms are stylish, relaxing spaces featuring an exclusive selection of renowned brand-name products. High-quality faucets from GESSI, elegant countertop sinks and sanitary fixtures from Ceramica Catalano, as well as spacious, walk-in showers create an ambiance reminiscent of upscale design hotels. Rain showers, thermostatic faucets, stainless steel shower channels, and comfortable towel warmers round out the sophisticated amenities.
Another special detail is the high-quality apartment entry door with a motorized four-point lock. The door opens conveniently via a personal numeric code and is integrated into the smart-home system. The interior doors, featuring concealed hinges, also blend harmoniously into the overall architectural concept.

In addition to its design quality, Residence Al Porto impresses with its solid and sustainable construction. The solid reinforced concrete structures, the highly insulated building envelope, the sound-insulated apartment partition walls, and the extensively landscaped flat roof all contribute to a pleasant and quiet living environment.
The elaborately designed stairwells and modern elevator systems ensure convenient access to the individual residential units. The architectural quality of the private apartments is consistently carried over into the common areas as well.

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All about the location

Residence Al Porto is located in one of the most sought-after residential areas of Peschiera del Garda, right on the southern shore of Lake Garda. Its exceptional location on the Lungolago Giuseppe Garibaldi combines a breathtaking view of the expansive waters with proximity to the town's charming historic center and picturesque harbor.

Hardly any other location combines the immediate experience of Lake Garda with such an attractive blend of tranquility, exclusivity, and urban quality of life. Just a few steps from the residential complex lies the well-maintained lakeside promenade, which invites residents to take long walks, engage in sports activities, and enjoy relaxing moments by the water. The view across the lake, the passing sailboats, and the striking play of light lend this place a very special atmosphere at any time of day.

The adjacent harbor of Peschiera del Garda underscores the maritime character of this exclusive location. Here, elegant boats, the lively harbor atmosphere, and the interplay of water, architecture, and the Mediterranean landscape define the daily surroundings. For lovers of water sports and an upscale lakeside lifestyle, the location offers ideal conditions.

The historic center of Peschiera del Garda is within easy walking distance and delights visitors with a charming blend of Venetian-inspired architecture, romantic alleyways, picturesque canals, and lively squares. Numerous restaurants, stylish cafés, small boutiques, and traditional shops invite you to fully enjoy the unmistakable Italian way of life.

Particularly charming is the historic fortress of Peschiera del Garda, which is part of the UNESCO World Heritage Site of the Venetian defensive works. Surrounded by waterways, the old town, with its imposing walls, bridges, and historic buildings, creates a distinctive backdrop and lends the town a special cultural character.

Peschiera del Garda is one of the most attractive towns on the southern shore of Lake Garda and impresses not only with its appeal to tourists but also with its excellently developed infrastructure. Shopping, services, dining options, and numerous recreational activities are available year-round. This makes the location particularly appealing both as an exclusive second home and for year-round living.

Other well-known towns on Lake Garda, including Sirmione, Lazise, and Bardolino, are also easily accessible and, with their historic town centers, attractive promenades, and diverse culinary offerings, invite you to enjoy a variety of excursions.

Another key advantage of this location is its excellent transportation links. Via the nearby A4 Milan–Venice highway and the connection to the A22 Brenner Highway, Peschiera del Garda is easily accessible from both northern Italy and German-speaking regions. The local train station also offers direct rail connections to Verona, Brescia, Milan, and Venice. Verona International Airport is also about a 25-minute drive away, ensuring convenient access to numerous European destinations.

Despite its excellent accessibility and proximity to the lively town center, Residence Al Porto is characterized by a particularly private living atmosphere. The exclusive ownership concept, the high-quality architecture, and the generously proportioned green spaces create a secluded retreat right on the water.

The location of Residence Al Porto is far more than just an attractive address—it represents an exceptional quality of life right on Lake Garda. Here, Italy's Mediterranean flair, the scenic beauty of the lake, and the advantages of an exclusive residential location come together to form a unique overall experience.

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Contact partner

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