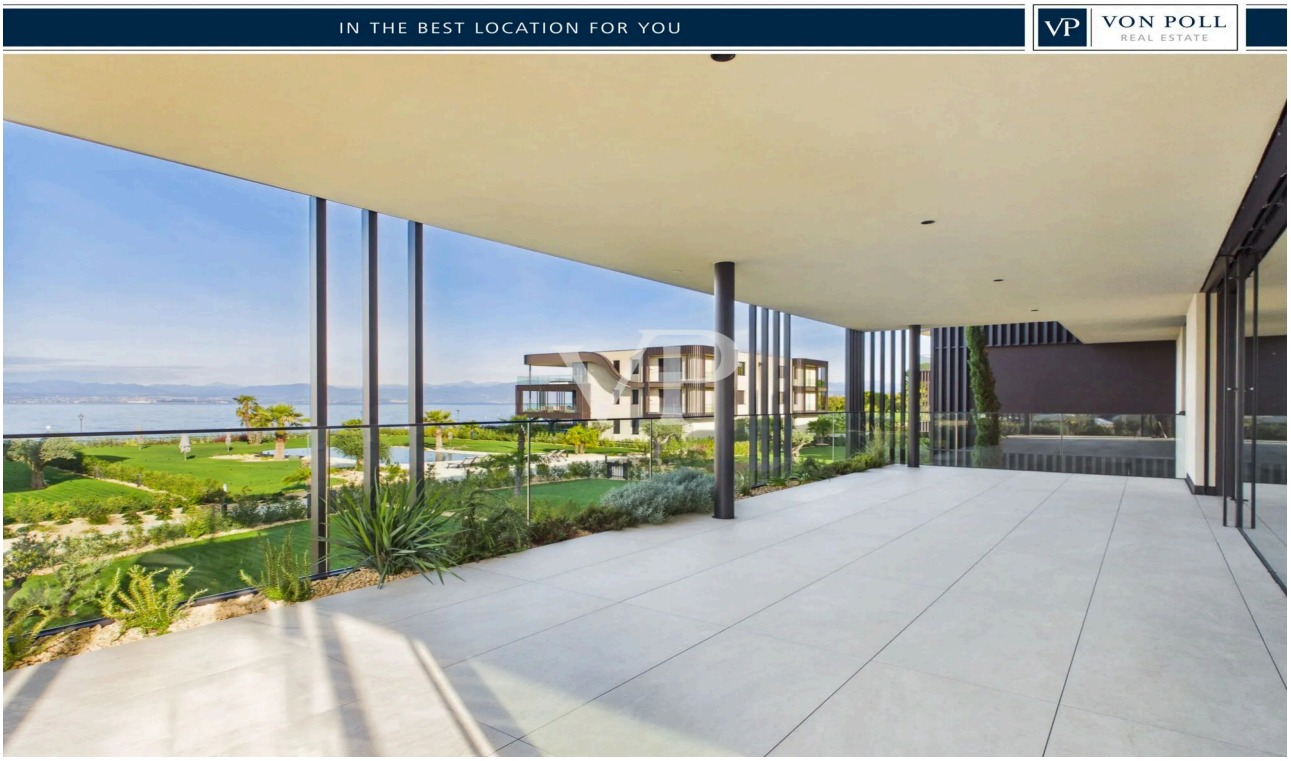
Peschiera del Garda

# Exclusive lakeside residence in Peschiera del Garda— Living in one of the most sought-after locations on Lake Garda

*Property ID: IT264153348_7*




PURCHASE PRICE: 0 • LIVING SPACE: ca. 168.08 $m^2$ • ROOMS: 4

Property ID: IT264153348_7 - 37019 Peschiera del Garda


- At a glance
- The property
- Energy Data
- Floor plans
- A first impression
- Details of amenities
- All about the location
- Contact partner

Property ID: IT264153348_7 - 37019 Peschiera del Garda

# At a glance

| | |
|---|---|
| Property ID | IT264153348_7 |
| Living Space | ca. 168.08 m² |
| Floor | 1 |
| Rooms | 4 |
| Bedrooms | 3 |
| Bathrooms | 3 |
| Year of construction | 2025 |

| | |
|---|---|
| Purchase Price | Auf Anfrage |
| Type | Apartment |
| Total Space | ca. 238 m² |
| Condition of property | Shell |
| Equipment | Swimming pool |

Property ID: IT264153348_7 - 37019 Peschiera del Garda

# 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 |

Property ID: IT264153348_7 - 37019 Peschiera del Garda

# The property





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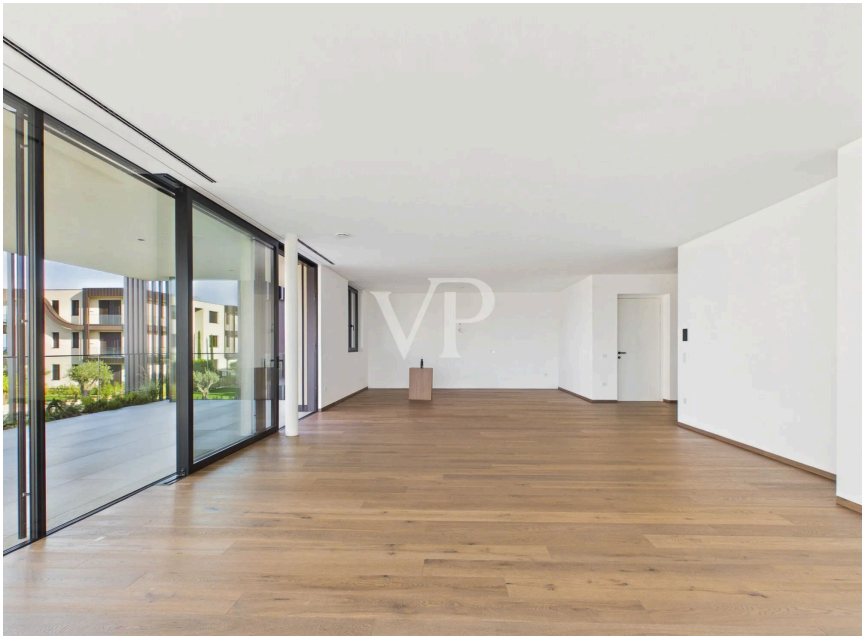
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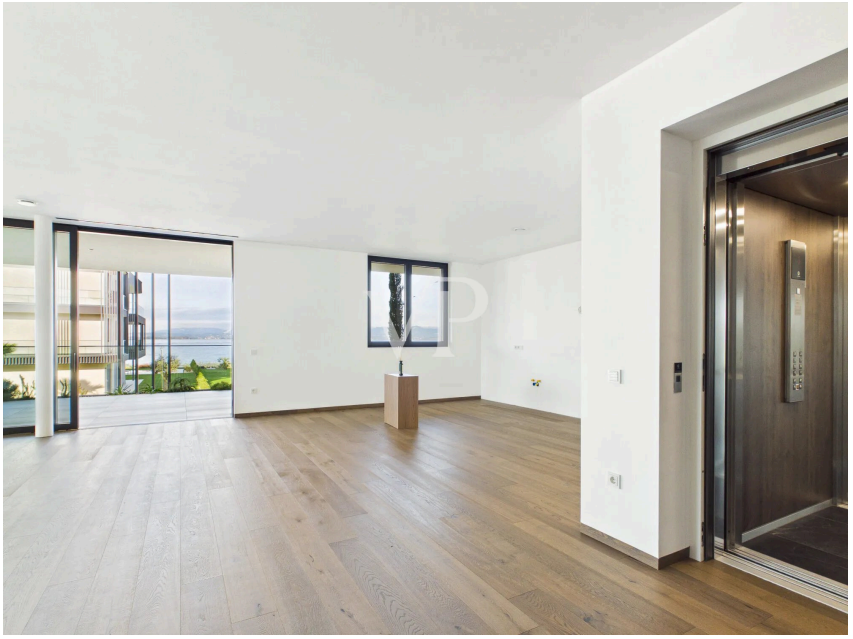




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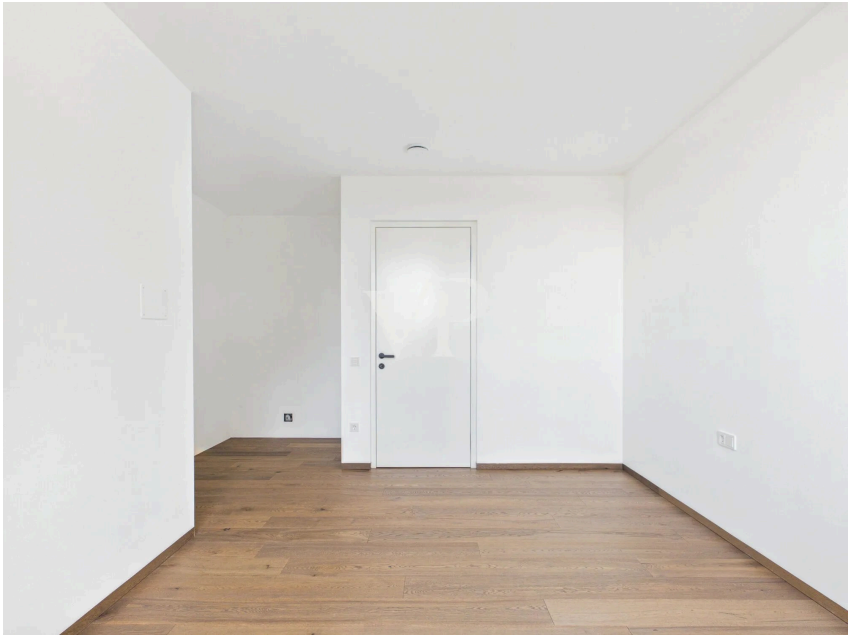




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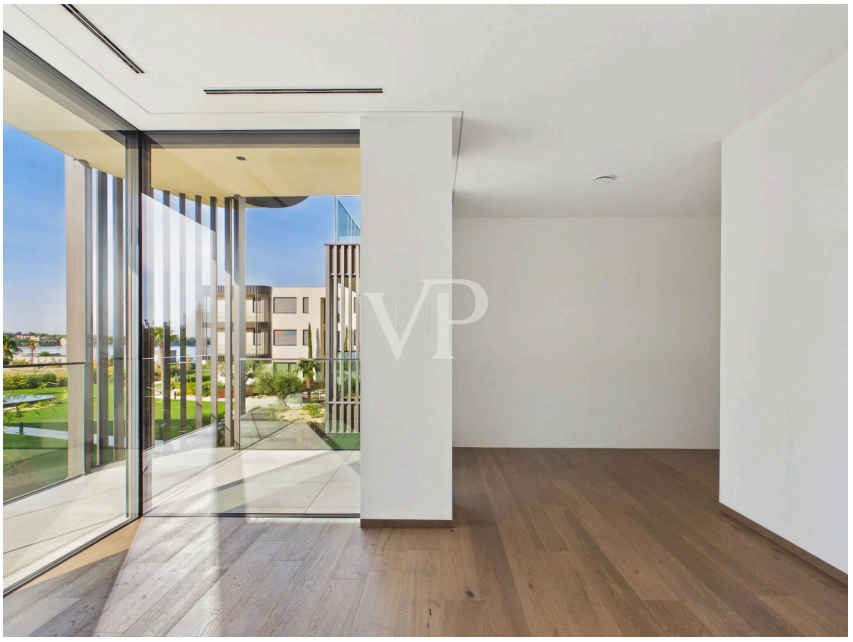
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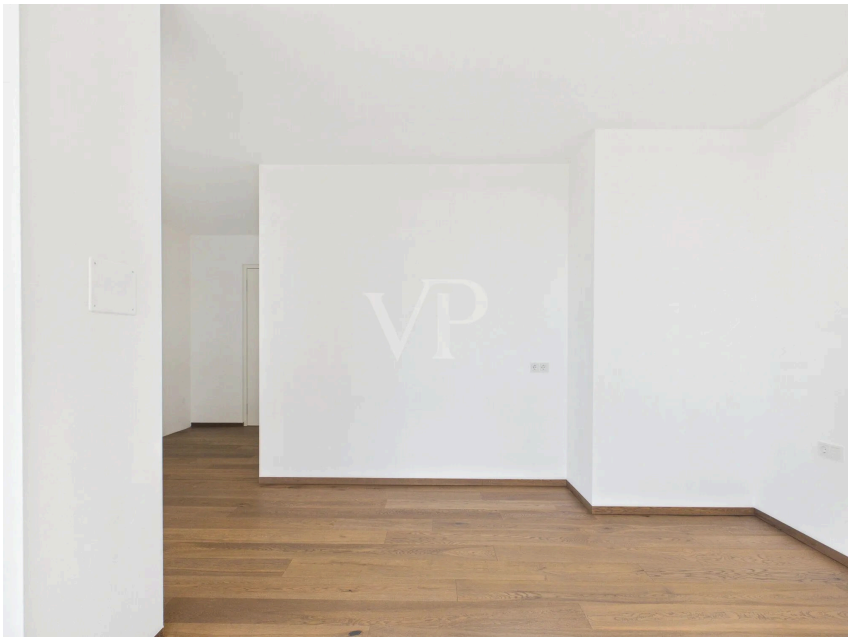




Property ID: IT264153348_7 - 37019 Peschiera del Garda

# The property





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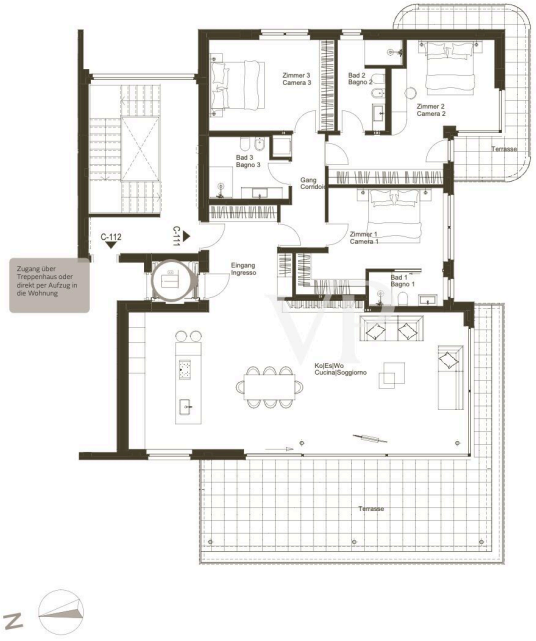
# The property





Property ID: IT264153348_7 - 37019 Peschiera del Garda

# 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.

Property ID: IT264153348_7 - 37019 Peschiera del Garda

# A first impression

Located in one of the most privileged settings on the southern shore of Lake Garda, right on the picturesque waterfront promenade and the harbor of Peschiera del Garda, Residence Al Porto stands out as an exceptional residential complex for those with the highest standards of architecture, comfort, and quality of life. The exclusive apartment offered here features a generous net living area of 168 m², three bedrooms, three bathrooms, and an impressive terrace area of 59 m². 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 development consists of five architecturally coordinated buildings in a modern villa style, harmoniously nestled within a spacious, Mediterranean-style park landscape. The clean lines, generous 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 standout feature of Residence Al Porto is its location directly on the lakeshore. This privileged setting offers charming views of the waterfront, the harbor atmosphere, and the fascinating panorama of Lake Garda. A special highlight of this apartment is the spacious terrace, measuring 59 m². It impressively extends the living space outdoors and offers ample room for stylish lounge and dining areas, relaxing moments under the open sky, and convivial evenings in a Mediterranean atmosphere.

This exclusive apartment impresses with a well-thought-out floor plan, generous room proportions, and high-quality interior finishes that combine modern living comfort with stylish understated elegance. The 168 m² of net living space creates an exceptionally spacious living experience that meets both the need for prestige and the desire for privacy. Three comfortable bedrooms offer versatile options for families and guests, while three high-end bathrooms ensure a high level of comfort and independence. Floor-to-ceiling windows flood the living areas with natural light and create an open, welcoming atmosphere.

Special attention has been paid to energy efficiency and technical features. 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 with 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.

A special quality 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 is sold with its own basement storage unit, which offers additional practical storage space. For convenient and secure parking, a spacious double garage is available as an option for an additional €90,000.

Property ID: IT264153348_7 - 37019 Peschiera del Garda

# Details of amenities

Residence Al Porto impresses with its sophisticated blend of modern architecture, carefully selected materials, and a well-thought-out spatial concept. 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 exceptional quality of the architecture is evident the moment you step inside the apartments. 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 areas form the heart of the apartments. 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 outdoor areas. Depending on the apartment's location, private gardens, elegant terraces, or balconies extend the living space outdoors and offer charming views of Lake Garda and the Mediterranean surroundings.
Particularly noteworthy is the high-quality craftsmanship of the window systems. 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.
The interior design also meets the highest quality standards. For flooring, selected hardwood floors as well as high-quality tiles and porcelain stoneware are available. Large-format tiles up to 60 × 120 cm allow for a particularly elegant and timeless interior design. Flush-mounted baseboards emphasize the modern aesthetic and ensure harmonious transitions between the floor and wall.
The 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 doors with motorized four-point locks. The doors open conveniently via a personal numeric code and are 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.
Residence Al Porto is designed for people who are not only looking for an exclusive address on Lake Garda but also appreciate a well-thought-out overall concept in which high-quality materials, a spacious feel, and modern architecture create an exceptional quality of living.

Property ID: IT264153348_7 - 37019 Peschiera del Garda

# 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 distinctive 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.

Property ID: IT264153348_7 - 37019 Peschiera del Garda

# Contact partner

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