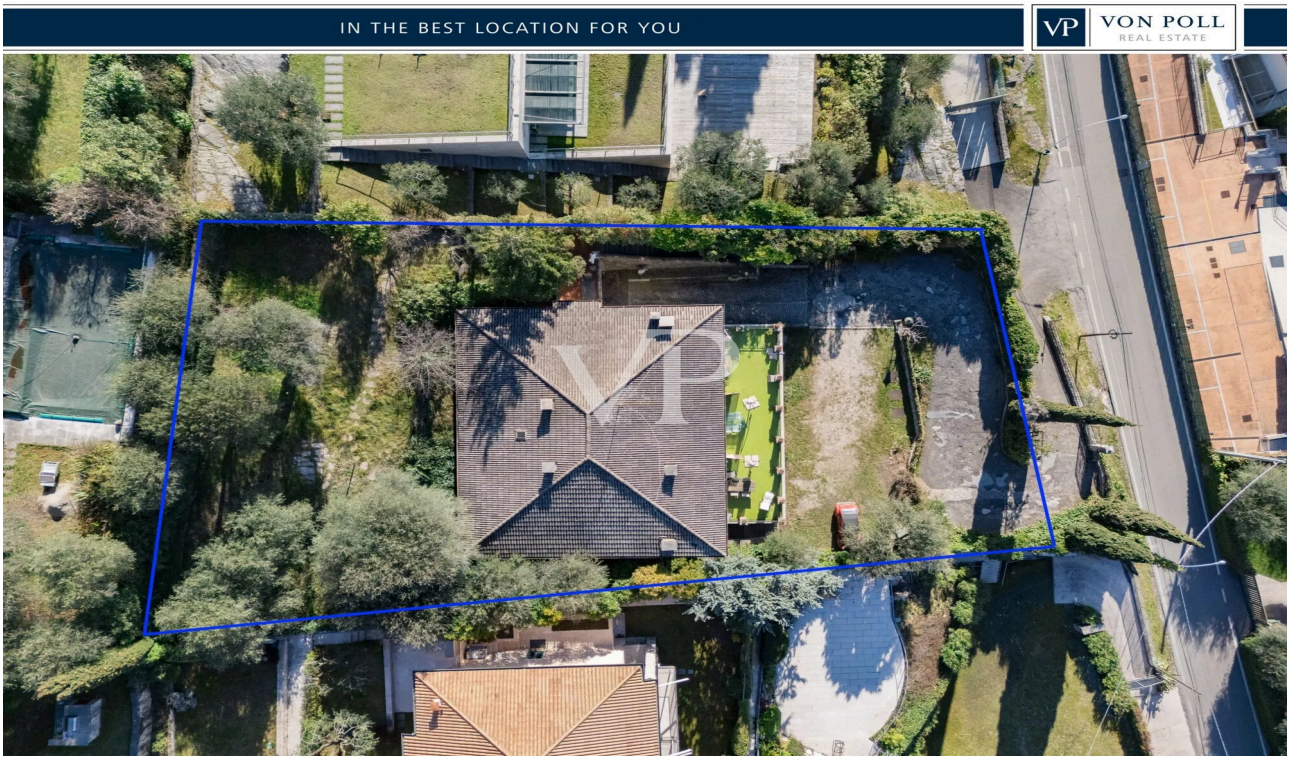
Torri Del Benaco – Torri del Benaco

Exclusive lakeview property with potential for expansion

Property ID: IT264153527



PURCHASE PRICE: 2.950.000 EUR • LIVING SPACE: ca. 750 m^2 • ROOMS: 18 • LAND AREA: 1680 m^2

Property ID: IT264153527 - 37010 Torri Del Benaco – Torri del Benaco

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At a glance

Property ID	IT264153527
Living Space	ca. 750 m²
Rooms	18
Bedrooms	6
Bathrooms	4
Year of construction	1968

Purchase Price	2.950.000 EUR
House	Single-family house / Detached house
Total Space	ca. 750 m²
Condition of property	Well-maintained
Usable Space	ca. 500 m²
Equipment	Terrace

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A first impression

Torri del Benaco: Lakeview Real Estate Opportunity, 1,700 cubic meters of existing structure with potential for up to 2,500 cubic meters

In one of the most prestigious locations in Torri del Benaco, we are offering a rare development opportunity on Lake Garda. The lot is private, with an unobstructed lake view, and the historic center is just a few minutes' walk away. The existing floor area is approximately 1,700 cubic meters.

Through demolition and reconstruction, the volume can be increased by up to 50%, reaching approximately 2,500 cubic meters. This opens up the possibility of building a high-end contemporary villa with a private pool in a secluded setting that is difficult to replicate.

Currently, the lot is occupied by a detached villa with a gross floor area of 500 square meters spread over two levels, featuring spacious living areas and panoramic terraces.

This project is designed for investors, developers, and businesses, or for those who wish to build their own custom home. It is located in one of the most stable markets on Lake Garda, where properties with lake views near the town center are becoming increasingly rare.

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All about the location

Nestled on the Veronese shore of the lake, Torri del Benaco is one of the most elegant and best preserved resorts on the entire Riviera degli Ulivi. It is a place where time seems to have stood still, keeping intact that atmosphere of exclusivity and privacy that distinguishes it from the more crowded destinations of the lower lake.
The village's skyline is dominated by the imposing Scaliger Castle, which, with its crenellated towers and historic 14th-century lemon house, testifies to a glorious past and an unbreakable bond with local traditions. To walk through the narrow streets of the center is to immerse oneself in a labyrinth of picturesque views, artisan stores and small restaurants of excellence that overlook the shell-shaped harbor.
Living in Torri del Benaco means enjoying a superior quality of life:
Ideal Microclimate: The protection of Mount Baldo and the influence of the lake create a mild climate year-round, perfect for growing olive and citrus trees.
Unique Connections: Thanks to ferry service, the Brescian shore (Maderno) can be reached in minutes, allowing the entire Garda basin to be explored with ease.
Nature and Sports: From scenic walks to Albisano to crystal-clear water beaches such as the famous "Baia delle Sirene," the area offers the perfect balance of relaxation and outdoor activities.

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Contact partner

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