



VILLA  
LIMONI



## GENERAL DESCRIPTION

**Location:** Garda (VR), Via dei Limoni

**Number of Villas:** Two detached villas  
(A: 313,75 sqm, B: 336,64 sqm)

### Special Features:

- Panoramic view of Lake Garda
- Rock massif on the northwest side
- Own lake access

### Amenities:

- Each villa with its own terrace, balcony, and swimming pool and garden
- Underground car park with lift



### Architecture and Construction

- Foundations: Reinforced concrete foundations as continuous slab foundations
- Exterior Shell: 20/25 cm thick reinforced concrete walls with EPS insulation and mineral finish
- Roof: Concrete flat roof with thermal insulation and green roof/gravel covering including Photovoltaic System

### Interior Features

- Flooring: Main living areas: Choice of three-layer oak flooring or floor tiles
- Bathrooms and utility rooms floortiles
- Doors:
- Entrance door: Armored and soundproof front door with electronic locking system
- Interior doors: Floor-to-ceiling, noble wood, treated with environmentally friendly water-based varnish





Luxury  
**LIVING**  
WITH LAKE VIEW







### **Windows and Shading**

- Windows: Wood/aluminum frames with triple glazing of a South Tyrolean company
- Shading: Electrically operated external blinds (venetian blinds)

### **Energy Concept and Sustainability**

- Energy Efficiency: Complies with and partially exceeds national regulations Climahouse A!
- Rainwater Utilization: Collection and use of rainwater for garden irrigation

### **Security and Comfort**

- Soundproofing: High-quality soundproofing in construction
- Elevator: Equipped with handrail, emergency button, and mirror

### **Technical Equipment**

- Electrical Installation: High-quality materials and execution according to current regulations, including empty conduits for fiber optic internet
- Heating and Air Conditioning: Heat pump, independent control for pool technology



HIGH  
QUALITY  
FINISHING TOUCHES



# HOUSE B



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# HOUSE B - LOWER FLOOR

Garage: 88,79 sqm

Cellar: 8,02 sqm

Laundry: 5,67 sqm

Hallway: 18,64 sqm

Technical swimming pool: 8,01 sqm

Thermal power station: 5,67 sqm

Storage: 1,93 sqm

Compensation tank: 8,32 m<sup>2</sup>





# HOUSE B - GRAND FLOOR

Living room with kitchen: 58,12 sqm

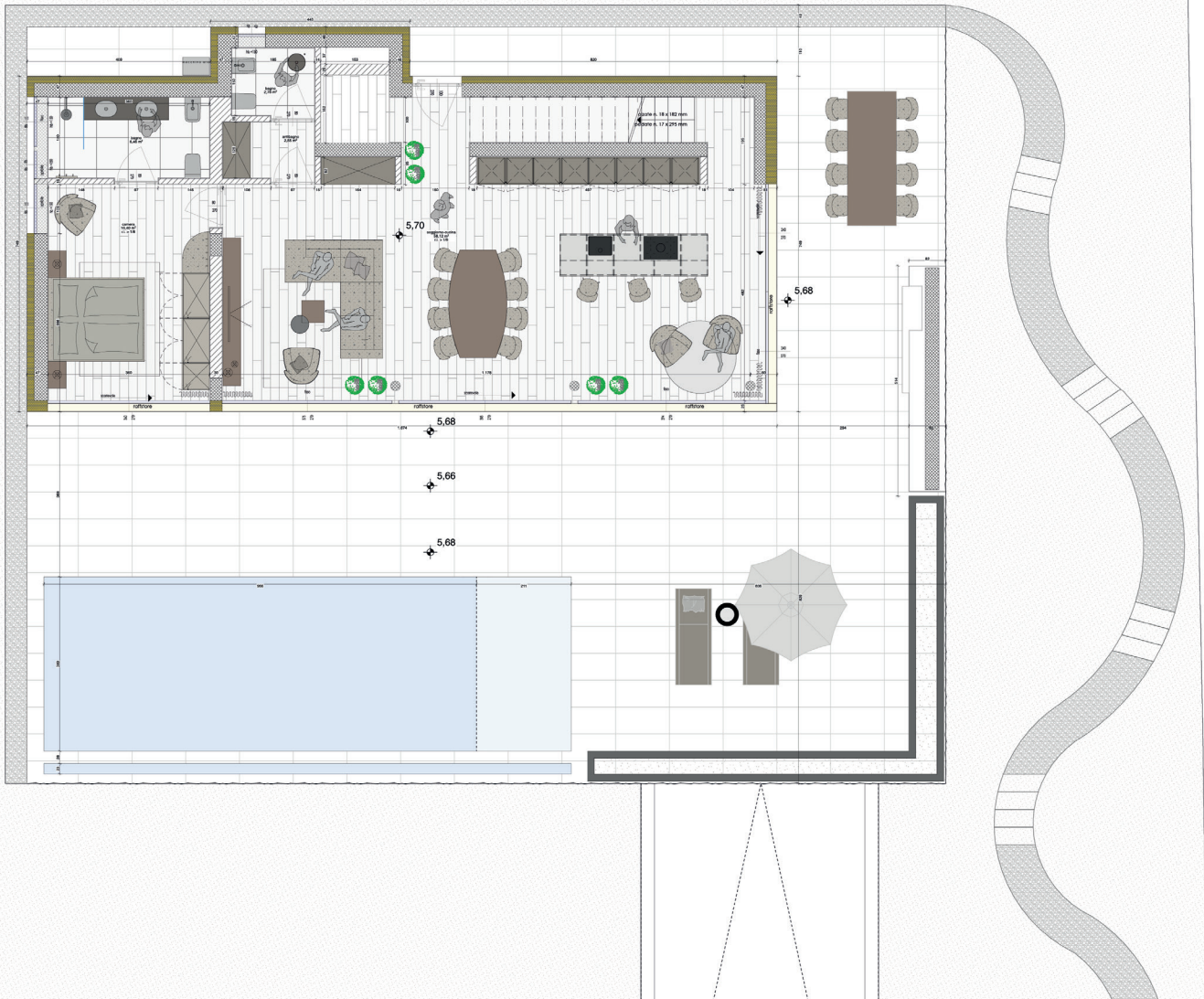
Bedroom: 16,40 sqm

Bathroom 1: 6,46 sqm

Bathroom 2: 2,78 sqm

Anteroom.: 2,55 sqm

Swimming pool: 36,24 sqm



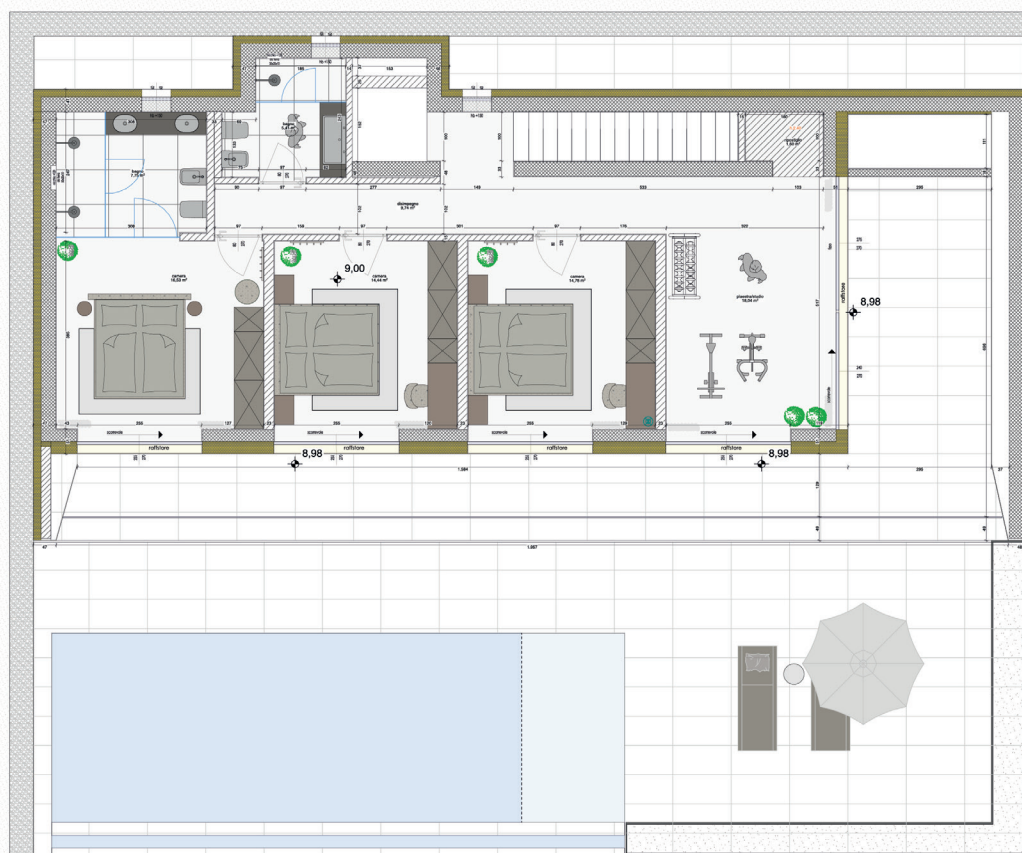


# HOUSE B - FIRST FLOOR

Gym: 18,04 sqm  
Bedroom 1: 16,53 sqm  
Bedroom 2: 14,44 sqm

Bedroom 3: 14,78 sqm  
Bathroom 1: 7,75 sqm  
Bathroom 2: 5,41 sqm

Veranda: 17,59 m<sup>2</sup>  
Loggia: 40,61 m<sup>2</sup>





# HOUSE A



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# HOUSE A - LOWER FLOOR

Garage: 82,57 sqm

Cellar: 11,68 sqm

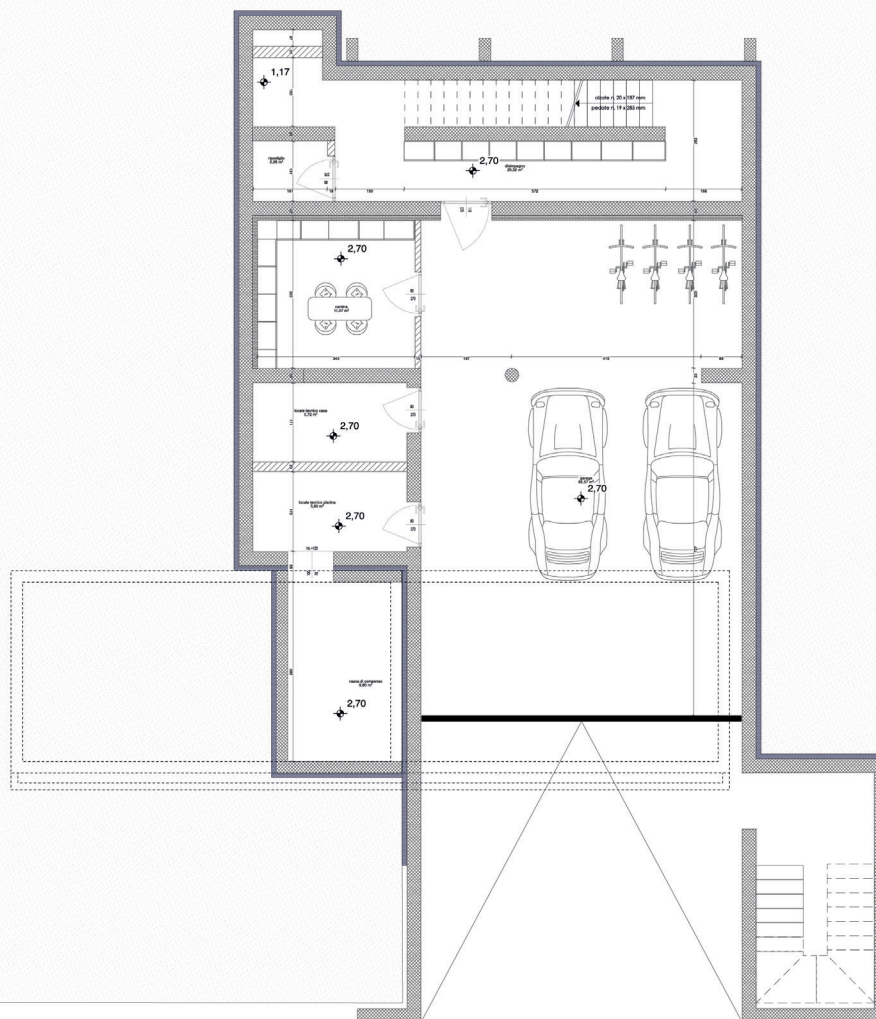
Storage: 2,26 sqm

Hallway: 20,52 sqm

Thermal power station: 5,72 sqm

Technical swimming pool: 5,80 sqm

Compensation tank: 9,80 m<sup>2</sup>





# HOUSE A - GRAND FLOOR

Living room with kitchen: **58,14 sqm**

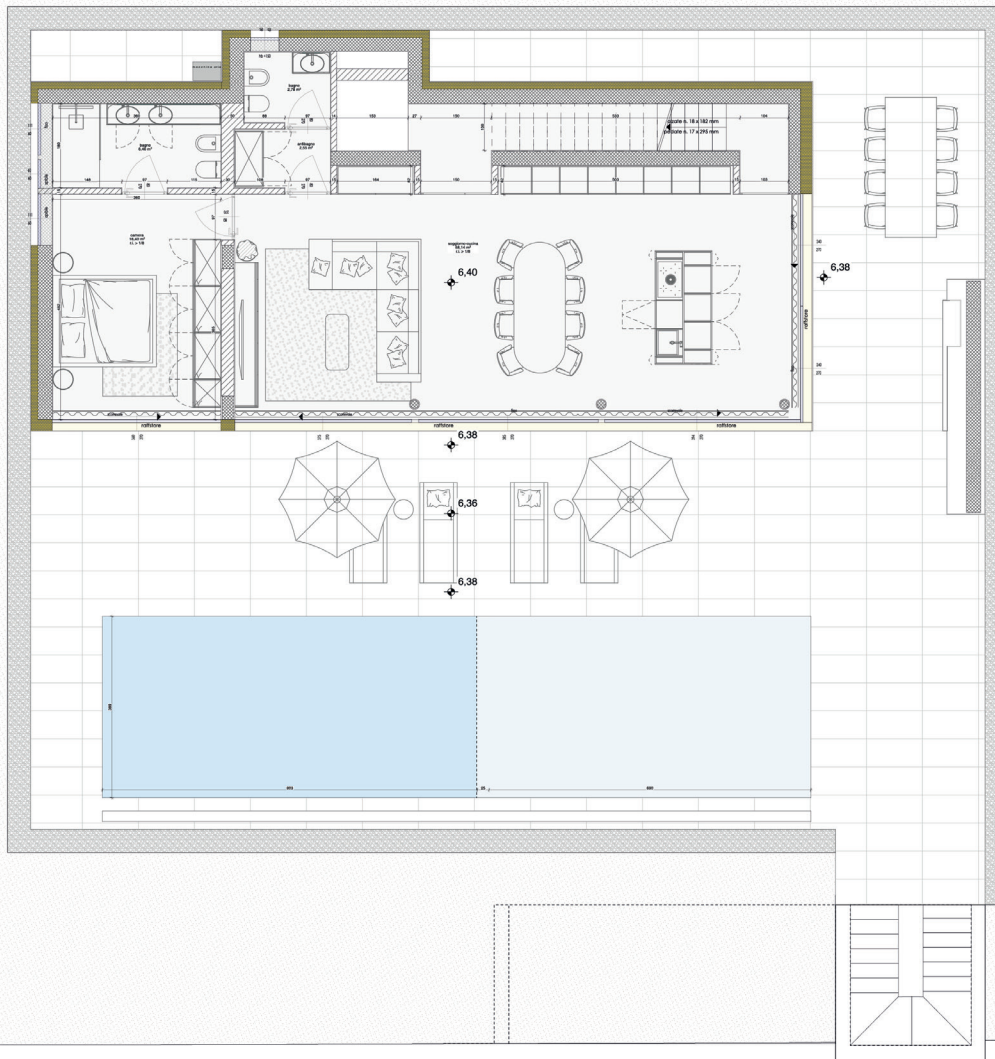
Bedroom: **16,40 sqm**

Bathroom 1: **6,45 sqm**

Bathroom 2: **2,78 sqm**

Anteroom.: **2,55 sqm**

Swimming pool: **30,52 sqm**





# HOUSE A - FIRST FLOOR

Gym: 18,04 sqm

Bedroom 1: 18,16 sqm

Bedroom 2: 14,44 sqm

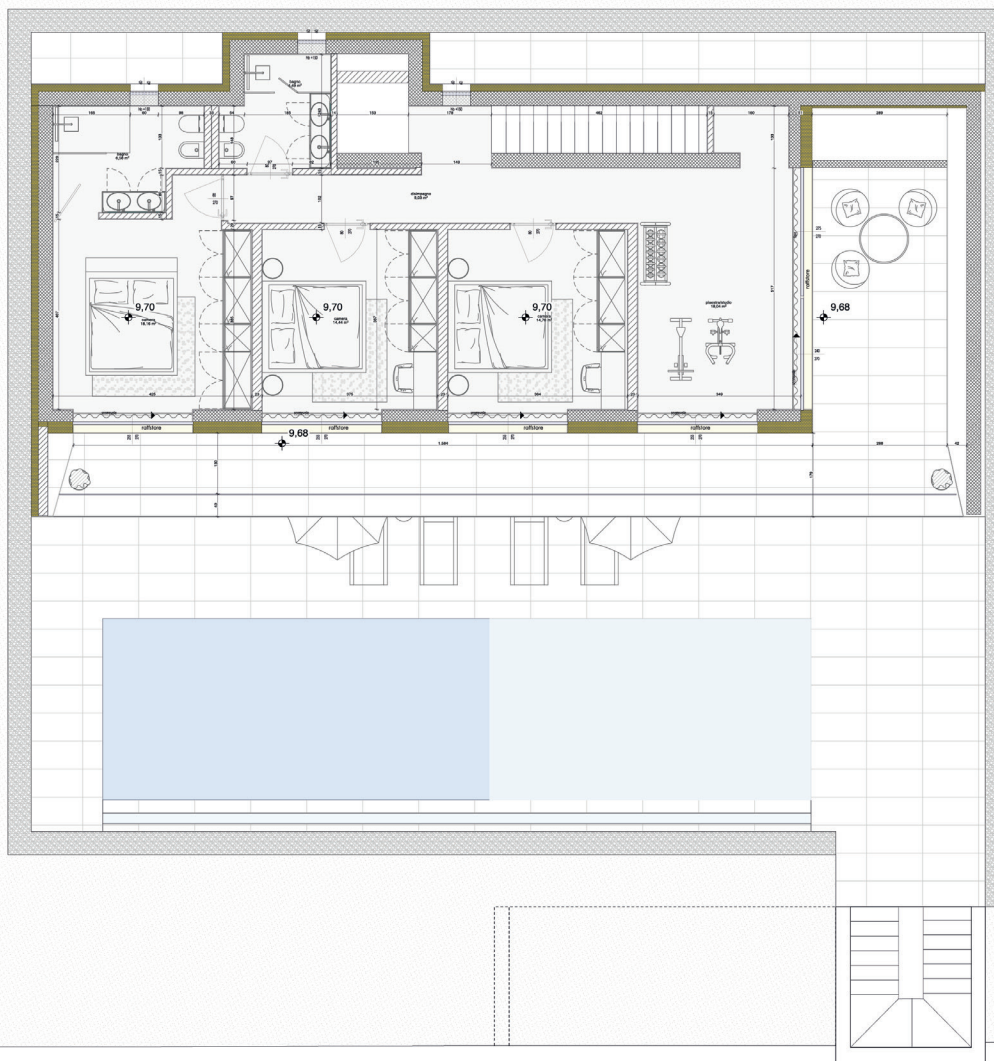
Bedroom 3: 14,78 sqm

Bathroom 1: 6,58 sqm

Bathroom 2: 4,49 sqm

Portico: 17,59 sqm

Open gallery: 40,61 sqm





A wide-angle photograph of Lake Garda, Italy. The lake is a deep blue-green color, with gentle ripples on its surface. In the distance, a range of rugged, dark mountains stretches across the horizon under a sky filled with soft, white clouds. A few small figures of people can be seen on the water, and a white swan is visible on the left side. The overall atmosphere is serene and picturesque.

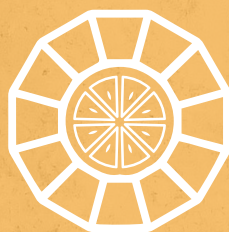
**Garda**, an idyllic gem on **Lake Garda**, combines **natural beauty**, **rich cultural heritage**, and **luxurious lifestyle**. Its picturesque location between gentle hills and the sparkling lake offers **breathtaking views** and an **atmosphere of tranquility** and **exclusivity**. Mediterranean vegetation, mild climate, and historic old town alleys invite you to relax and enjoy. In Garda, nature, culture, and elegance merge into a harmonious living space.



# GARDALAKE







# VILLA LIMONI

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