

## Apartment for sale in San Felice del Benaco

Portese

€ 630.000

Ref. 472-7

HABITATGARDA

1976

FINE & LUXURY HOMES



### SAN FELICE DEL BENACO

Complesso residenziale con appartamenti trilocali, logge e piscine dedicate. Vista lago. Residential complex with three-room flats, sloggias and dedicated swimming pools. Lake view.

RIF. 472



57

**120 sq.m. | Bathrooms: 2 | Bedrooms: 2 | Rooms: 3**

PORTESE VILLAS: experience the lake

These are four apartments on the first (top) floor of four-family homes. They consist of spacious three-room apartments with two bathrooms and balconies featuring a large covered terrace. Garages are available for purchase in the basement.

PORTESE VILLAS was born from the redevelopment of a property currently under construction, currently under development on the shores of Lake Garda, in the municipality of San Felice del Benaco.

The property, with a total area of approximately 20,500 square meters, is fully fenced and features a private road with dedicated parking and large green areas. The building complex is directly connected to the cycle/pedestrian path that runs along the harbor, and therefore to the nearby public parking lots, the center of Portese, the lakefront, and the marina, all within walking distance of the residences.

PORTESE VILLAS consists of an initial subdivision of 20 residential units distributed across the ground floor, first floor, and top floor. The architectural composition includes three semi-detached villas and four four-family villas, with four additional four-family villas, each containing four units, to be added later. Each portion will feature a contemporary style, defined by the use of clean lines and rational volumes with large glass surfaces. Each villa or building will have its own swimming pool, for a total of seven pools within the grounds.

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On the ground floor, the space extends outward through large covered loggias, meeting the blue of the swimming pool water and the green of the private gardens.

On the first floor, the large terraces with their glass parapets offer a unique panorama.

The properties, designed as three-room apartments, can offer different living arrangements and can be combined. Each unit will have a garage and cellar.

Particular attention is paid to the use of materials and technological choices, including:

- High efficiency external insulation,
- Wooden windows with triple glazing, with electric blinds
- Tempered glass terrace parapets,
- External flooring in natural stone,
- Wooden slat elements, infinity pools,
- Project compliant with current anti-seismic regulations,
- Acoustic comfort guaranteed by high quality techniques and materials,
- Irrigation systems,
- Advanced thermoregulation system controlled remotely in real time by the dedicated App, allowing the system to be started, shut down and managed
- Classification of real estate units in class A+.

PORTESE VILLAS is a project designed to be used both as a second home and as a primary residence. It was therefore conceived for modern and comfortable living, with beaches and a boat easily accessible on foot. The principle of non-invasiveness was followed, thus enhancing large green spaces free from development. The choice was to enhance the quality of life, ensuring privacy, defining spaces, and providing an elegant and exclusive frame for the lake view.

Prices range from €630,000 to €700,000 depending on the location and the units' appurtenances. Large garages are available for €45,000.

Deliveries are scheduled for different dates, starting from Summer 2026 to April 2027, depending on the progress of the work in batches.

## Certification

**Energy Class:** A1

## Property details

**Address:** via Porto Portese

**Total square meters that can be walked on:** 90.00

**Bedrooms:** 2

**Bathrooms:** 2

**Rooms:** 3

**State of Preservation:** Excellent

**Total Floor:** 2

**Heating:** Heating

**Age Construction:** 2025

**Balconies:** Present, 8 sq.m.

**Terrace:** Present, 28 sq.m.

**Kitchen:** Kitchenette

## Features

Terrace: 24 □

Closet

Air-Conditioned

Telephone System

Sanitary Suspended

Shutters

Shutters

Pool

Lake view

## Nearby

Spa

Fitness Centers

Tennis Courts

Bike Lanes

Playgrounds

Kindergarten

Elementary Schools

Cafe

Municipal Offices



