Immobiliare Habitat Garda Srl
Piazza Zanelli - 25087 Salò
Phone number 036543621

Hotel for sale in Gardone Riviera
Gardone Sotto
€ 2.750.000
Ref. 617



2.287 sq.m.

LAKEFRONT HOTEL - EXCLUSIVE REAL ESTATE OPPORTUNITY – COMPLETELY RENOVATED ACCOMMODATION PROPERTY ON LAKE GARDA
A property of character, where the charm of history meets a new vision of contemporary hospitality. Nestled in the picturesque landscape of Lake Garda, on the stunning Riviera dei Limoni, in a captivating setting nestled between the mountainside and the surrounding landscape, this fascinating accommodation preserves an architectural history deeply rooted in local traditions. The property stands on the site of what was once the gardens of an ancient lemon grove, a testament to the typical architecture of the Garda Riviera, which has always been closely connected to the landscape and its identity. The original core of the building still retains the characteristics of a traditional terraced lemon grove, an architectural feature that speaks to the history and building culture of Garda. In 1959, the property was expanded and converted into a hotel, undergoing several renovations over time that have shaped its current appearance, characterized by the coexistence of architectural styles from different eras. The project currently in the process of withdrawing the building permit is aimed at: enhancing history, interpreting the contemporary The redevelopment project stems from the desire to preserve the building's historical value, recognizing its distinctive elements and restoring them to a new architectural expression. The project focuses on the restoration of the original core, preserving its formal strength and elegance, and enhances the relationship between the building, the rock, and the surrounding landscape. The historic portion has been restored using a more contemporary approach, enhancing its features without erasing its memory. The right section of the complex, meanwhile, has been redesigned with an architectural approach inspired by the ancient lemon groves of Lake Garda, reinterpreted in a contemporary key and in keeping with the needs of modern hospitality. The result is a complex and harmonious architectural ensemble, in which

materials, volumes, and design solutions combine to create a recognizable identity. History is not simply preserved, but becomes the starting point for a project that seeks a balance between tradition, landscape, and new ways of experiencing spaces. The spaces and characteristics of the property The property extends over multiple levels and features a varied layout, with a total gross apartment area of approximately 2,287 m2, plus balconies, garages, covered parking spaces, and ancillary spaces. The property comprises 31 rooms, relaxation areas, and a charming panoramic terrace with a solarium and swimming pool, elements that contribute to a stay experience closely connected to the Garda setting. The rooms are distinguished by careful aesthetic research and complementary atmospheres: on the one hand, simple and elegant spaces, characterized by neutral tones and the combination of traditional materials and contemporary design; on the other, spaces that embrace the colors of the lake through decorative choices that convey a familiar feeling without sacrificing a contemporary aesthetic. The property includes garages in the basement and covered parking spaces on the ground floor, functional and important features for a hospitality facility of this size. A particularly interesting real estate offering, where architecture, history, and landscape blend together to create a distinct and distinctive identity. This opportunity is reserved for professionals and investors wishing to explore a hospitality project on Lake Garda, in a property that combines the value of tradition with a contemporary vision of hospitality. Detailed information, documentation, and further details are available upon request, subject to an expression of interest.

Property details

Address: Corso Zanardelli 27, 27

Zip Code: 25083

State of Preservation: Be Restored

Features

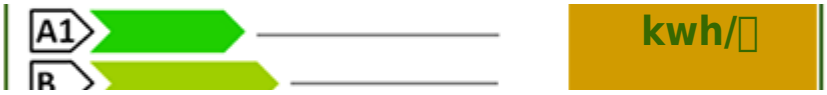
Lake view	Secret Listings

Nearby

Gyms	Spa	Football Fields	Fitness Centers
Tennis Courts	Bike Lanes	Playgrounds	Public Transport
Kindergarten	Elementary Schools	Schools	High Schools
Cafe	Post Offices	Shopping Centers	Municipal Offices



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