



VILLA
LIMONI
SALES BROCHURE

GENERAL DESCRIPTION

Location: Garda (VR), Via dei Limoni

Number of Villas: Two detached villas
(A: 467,25 m², B: 488,07 m²)

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



HOUSE A

SALES
PRICE:

3.760.000,00 €
+ 10% VAT.



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HOUSE A - BASEMENT - NET

Garage: 123,00 sqm

Cellar: **18,00 sqm**

Storage: 2,00 sqm

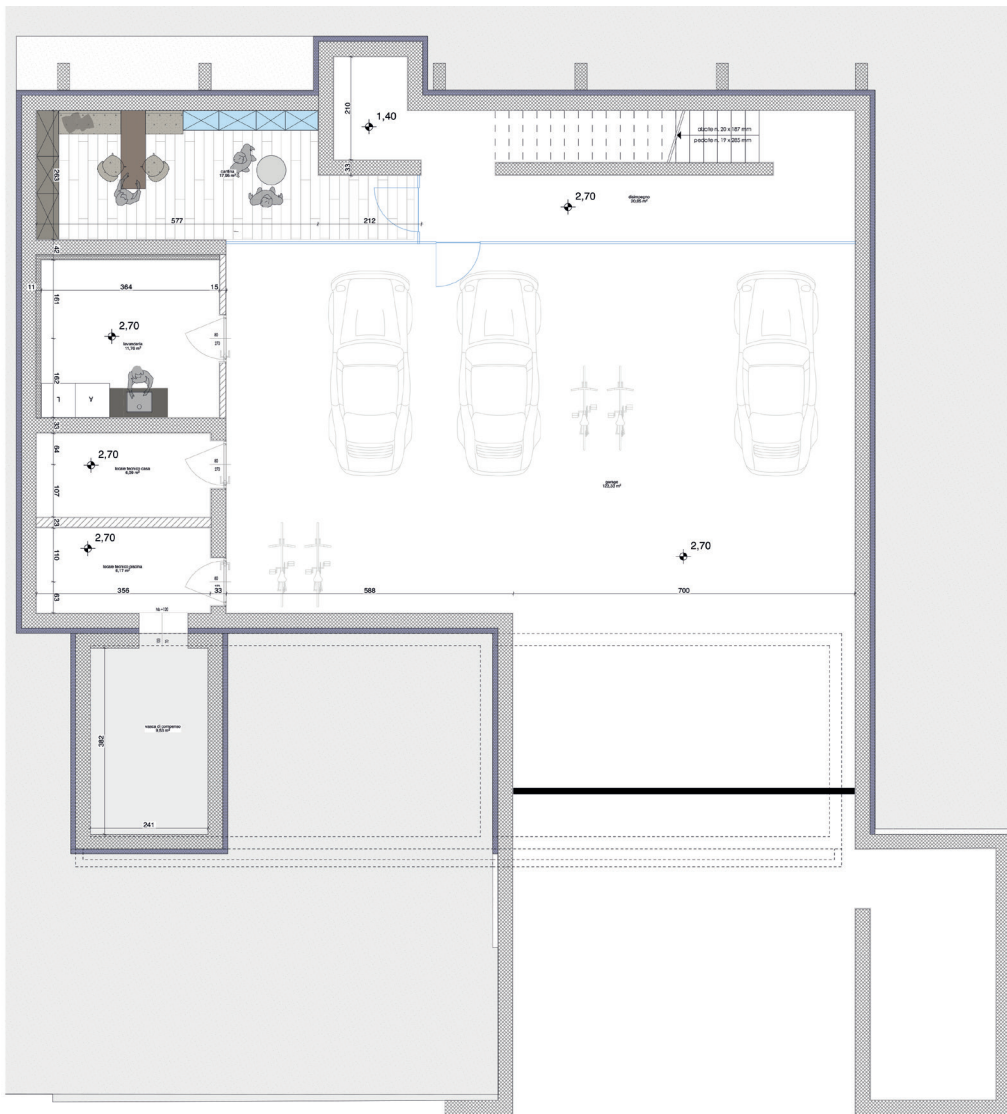
Laundry: **12,00 sqm**

Hallway: **12,00 sqm**

Thermal power station: 6,00 sqm

Technical swimming pool: 6,00 sqm

Garage antechamber: 58,00 sqm

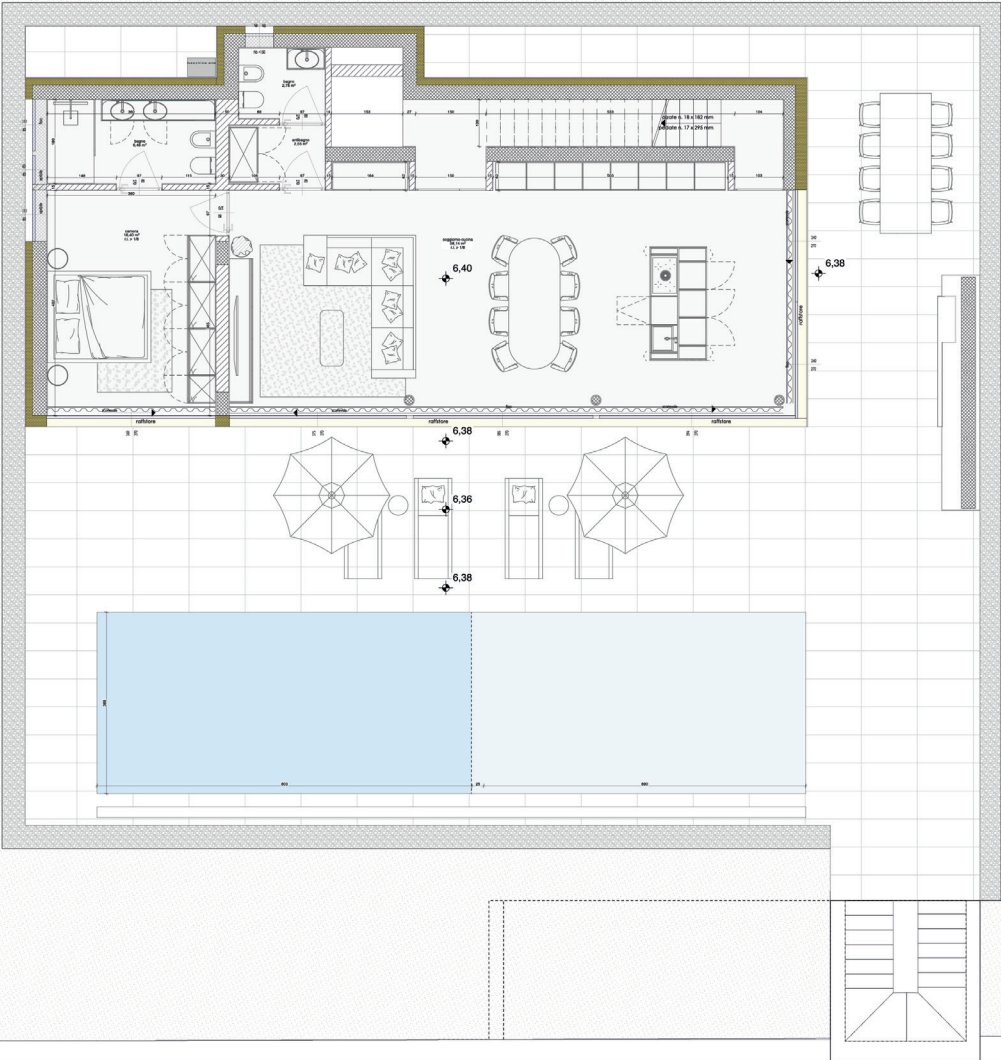


HOUSE A - GRAND FLOOR - NET

Living room with kitchen: 58,00 sqm
Bedroom: 16,00 sqm
Bathroom 1: 7,00 sqm

Bathroom 2: 3,00 sqm
Anteroom.: 3,00 sqm
Swimming pool: 60,00 sqm

Garden: 575,00 sqm
Terrace: 155,00 sqm

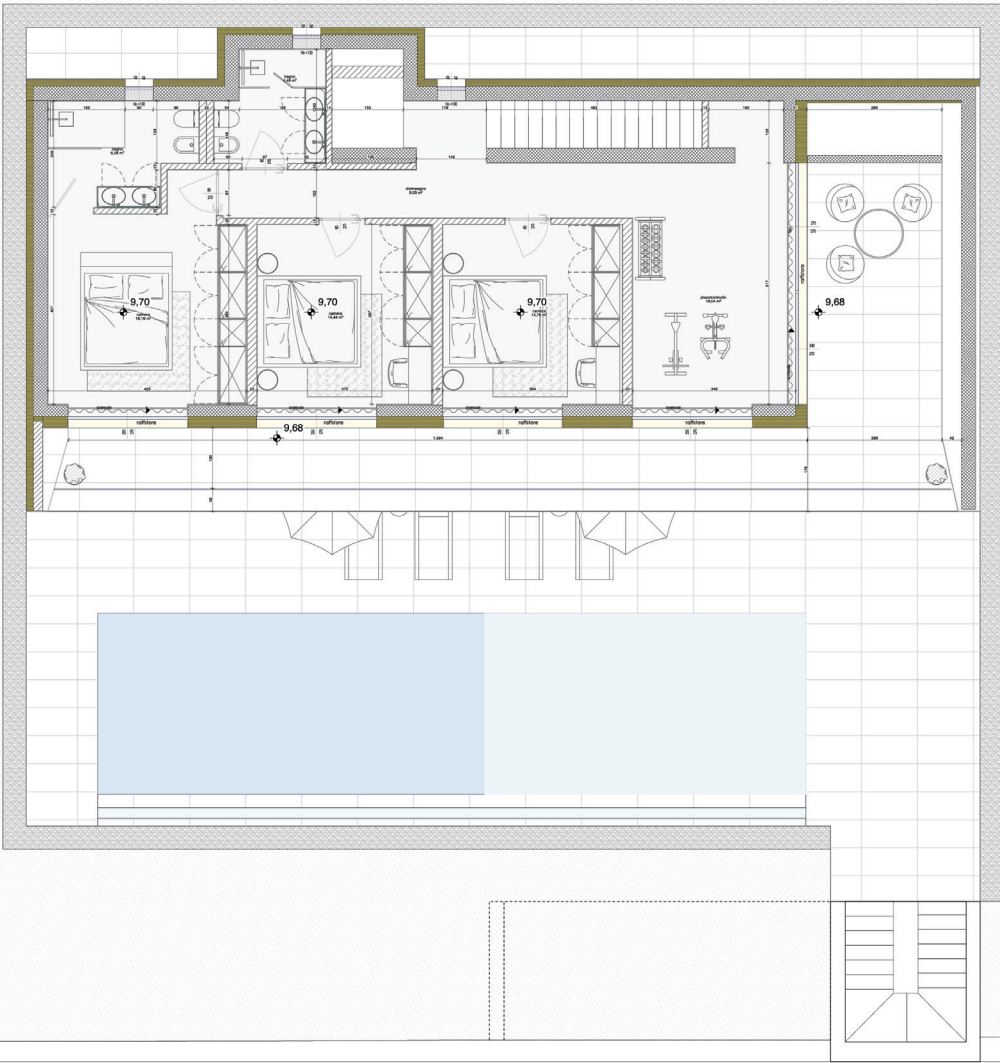


HOUSE A - FIRST FLOOR - NET

Gym: 18,00 sqm
Bedroom 1: 17,00 sqm
Bedroom 2: 14,00 sqm

Bedroom 3: 14,00 sqm
Bathroom 1: 8,00 sqm
Bathroom 2: 6,00 sqm

Portico: 20,00 sqm
Loggia: 40,00 sqm



HOUSE B

SALES
PRICE:

3.680.000,00 €
+ 10% VAT.



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HOUSE B - BASEMENT - NET

Garage: 88,00 sqm
Cellar: 8,00 sqm
Laundry: 6,00 sqm

Hallway: 18,00 sqm
Thermal power station: 8,00 sqm
Technical swimming pool: 6,00 sqm

Storage room: 2,00 sqm
Overflow tray: 8,00 sqm

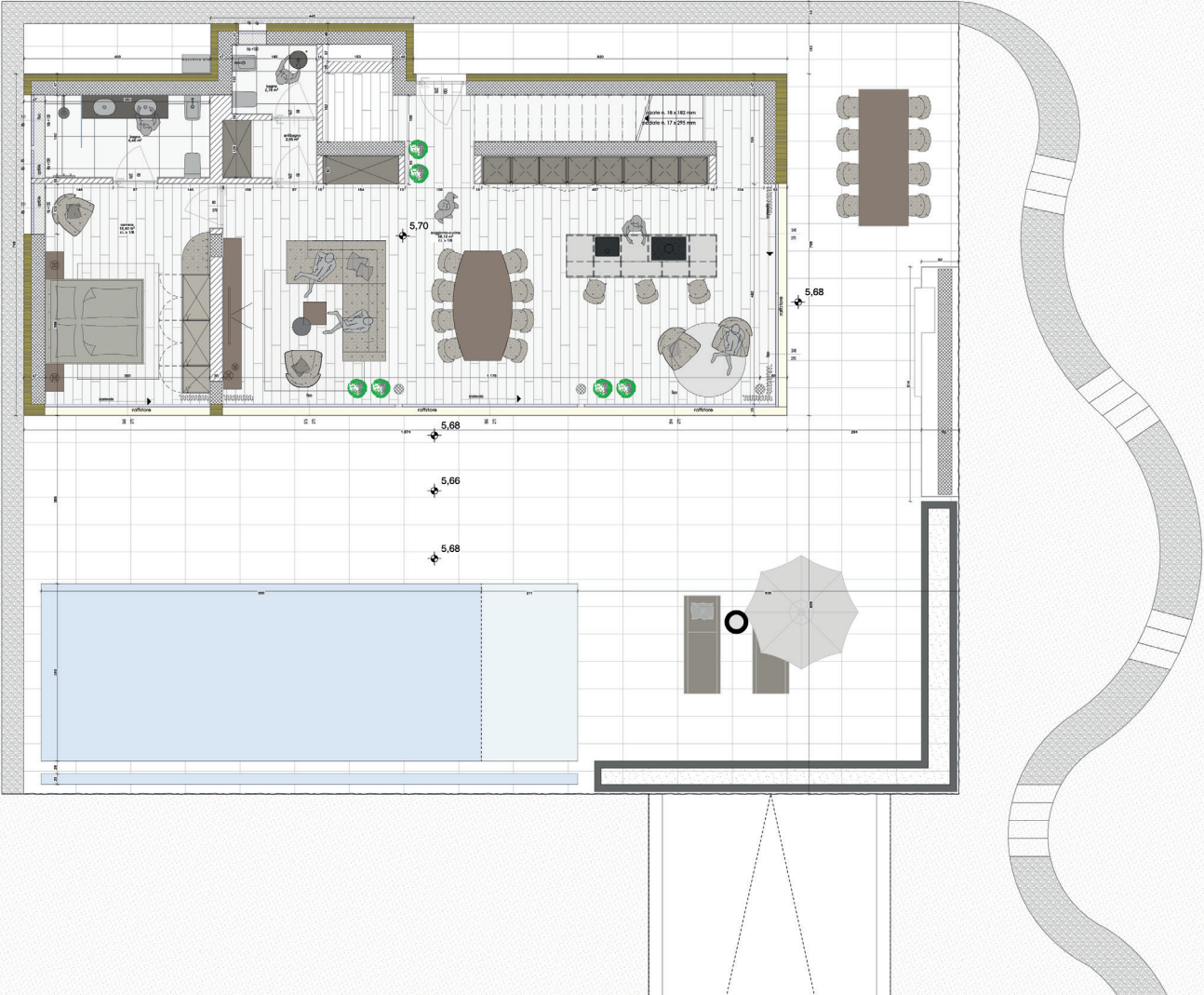


HOUSE B - GRAND FLOOR - NET

Living room with kitchen: **58,00 sqm**
Bedroom: **16,00 sqm**
Bathroom 1: **7,00 sqm**

Bathroom 2: **3,00 sqm**
Anteroom.: **3,00 sqm**
Swimming pool: **50,00 sqm**

Garden: **810,00 sqm**
Terrace: **155,00 sqm**

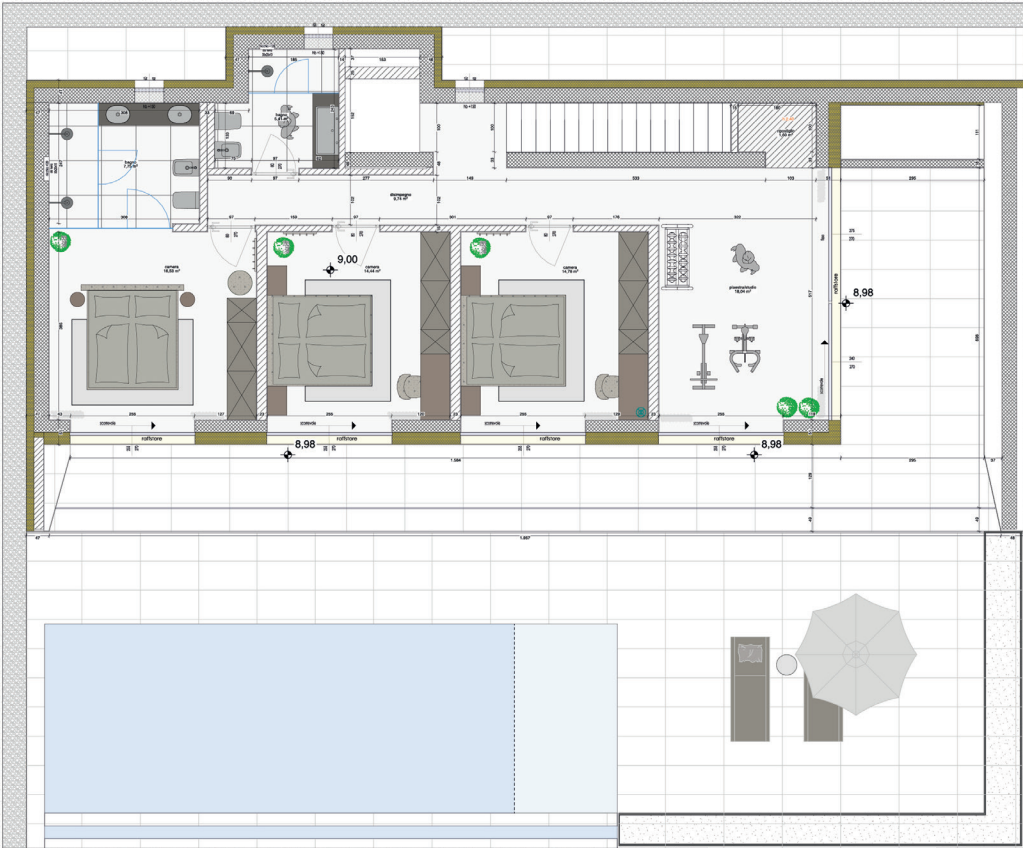


HOUSE B - FIRST FLOOR

Gym: 18,00 sqm
Bedroom 1: 17,00 sqm
Bedroom 2: 14,00 sqm

Bedroom 3: 14,00 sqm
Bathroom 1: 8,00 sqm
Bathroom 2: 6,00 sqm

Veranda: 20,00 m²
Loggia: 40,00 m²

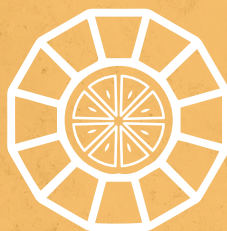




Garda, an idyllic gem on **Lake Garda**, combines **natural beauty**, **rich cultural heritage**, and **luxurious lifestyle**. Its picturesque location between gentle hills and the sparkling lake offers **breathtaking views** and an **atmosphere of tranquility** and **exclusivity**. Mediterranean vegetation, 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

Construction and Planning
Eurobeton 2000 GmbH & Home 2BE GmbH

Contact: Tobias Pföstl
sales@home-2be.com
+39 346 738 2344