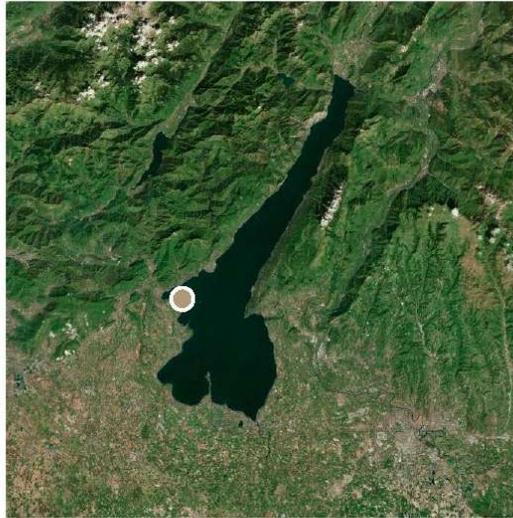




PORTESE
VILLAS
Lake Garda

BROCHURE



LAKE GARDA

On the western shore of Lake Garda, in the Municipality of San Felice del Benaco, the project area develops in the hamlet of Portese, in the morainic hills overlooking the cove of Salò, offering a splendid view of the lake and the surrounding mountains. The climate is mild all year round and very comfortable. On beautiful spring days you can witness the triumph of nature in bloom, in summer the light breeze mitigates the high temperatures, autumn offers enchanting sunny days and even in winter the temperatures remain pleasant.





LANDSCAPE

In the development of the project, attention and care have been dedicated to respecting and enhancing the landscape elements. The entire project was therefore conceived following a principle of non-intrusiveness and continuity with respect to the elements characterizing the original area. An in-depth study of the vegetation has made it possible to achieve the objectives set, further enhancing the green areas free from construction, with the maintenance of the essences already present on site, including olive trees and cypresses, and with the contribution of new trees, shrubs and green spaces, as real elements of quality of life. All this also allows you to safeguard privacy by defining the spaces, to protect from the intensity of the summer sun and finally provides a frame for the view of the lake.





POSITION





OVERVIEW





CONCEPT

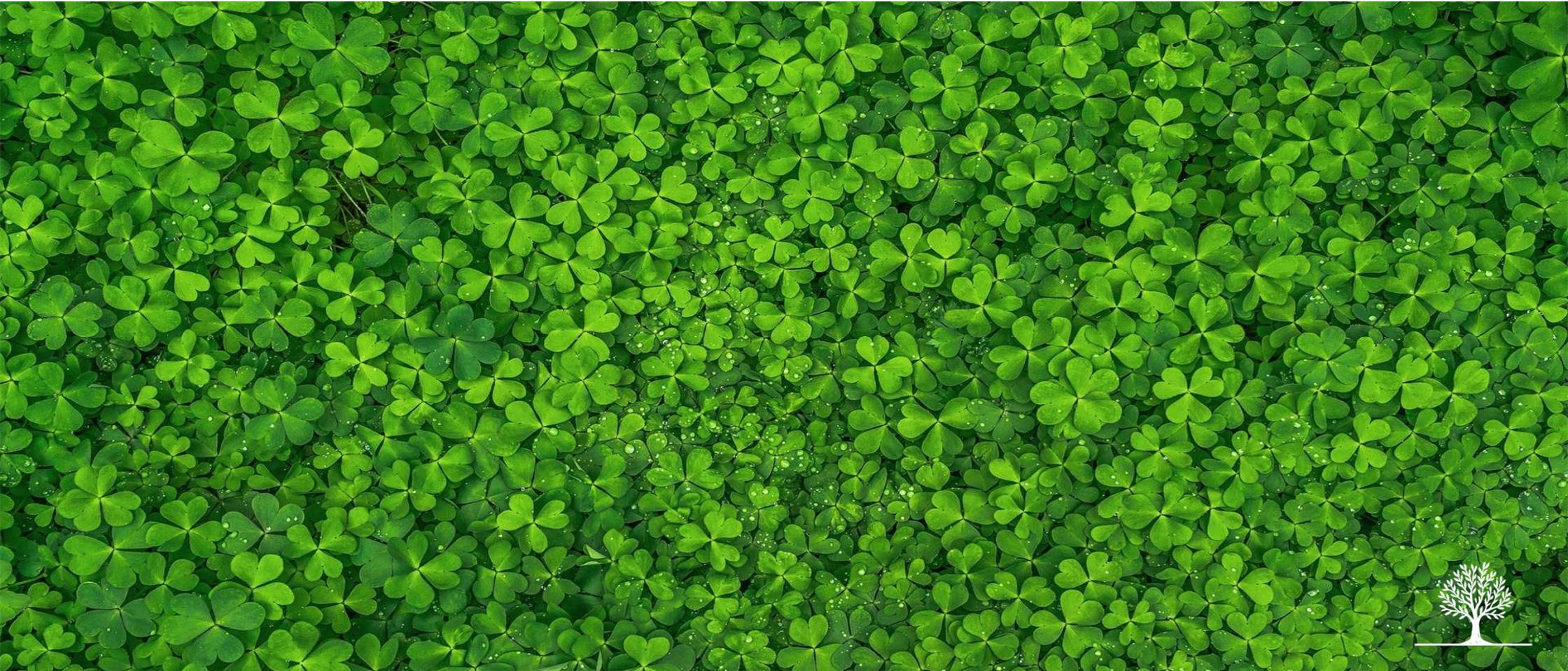
The complex consists of 40 residential units spread over two floors. The architectural composition identifies seven buildings and the style is contemporary with the use of sharp lines and rational volumes with large glass surfaces. On the ground floor, the space projects outwards through the wooden loggias, meeting the blue of the pool water and the green of the gardens. On the first floor, the large terraces with their glass parapets offer a unique panorama. Properties designed as three-room apartments offer different housing solutions.

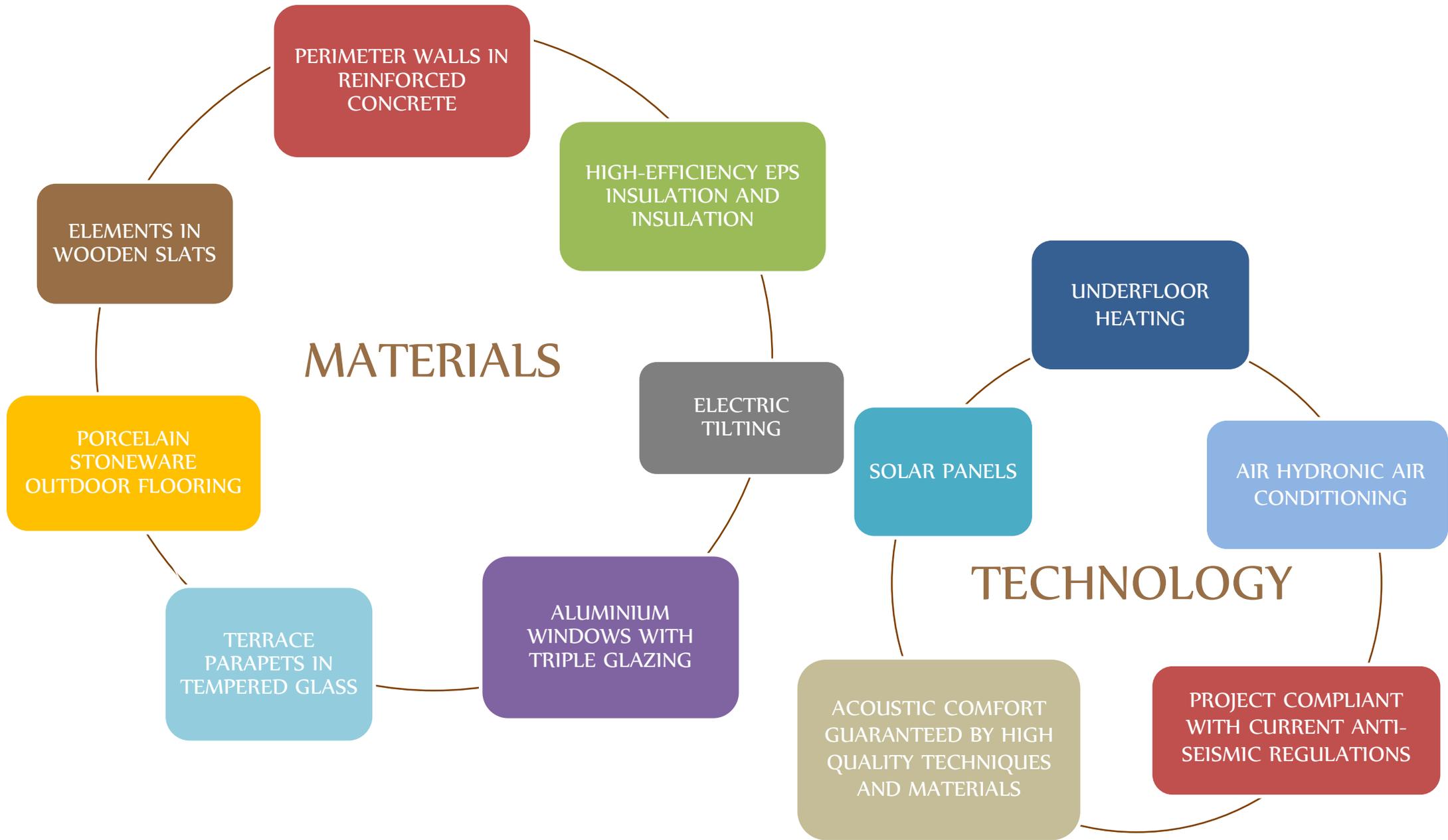




FEATURES

The careful design of the systems and the choice of high-performance materials guarantee the units high energy performance.



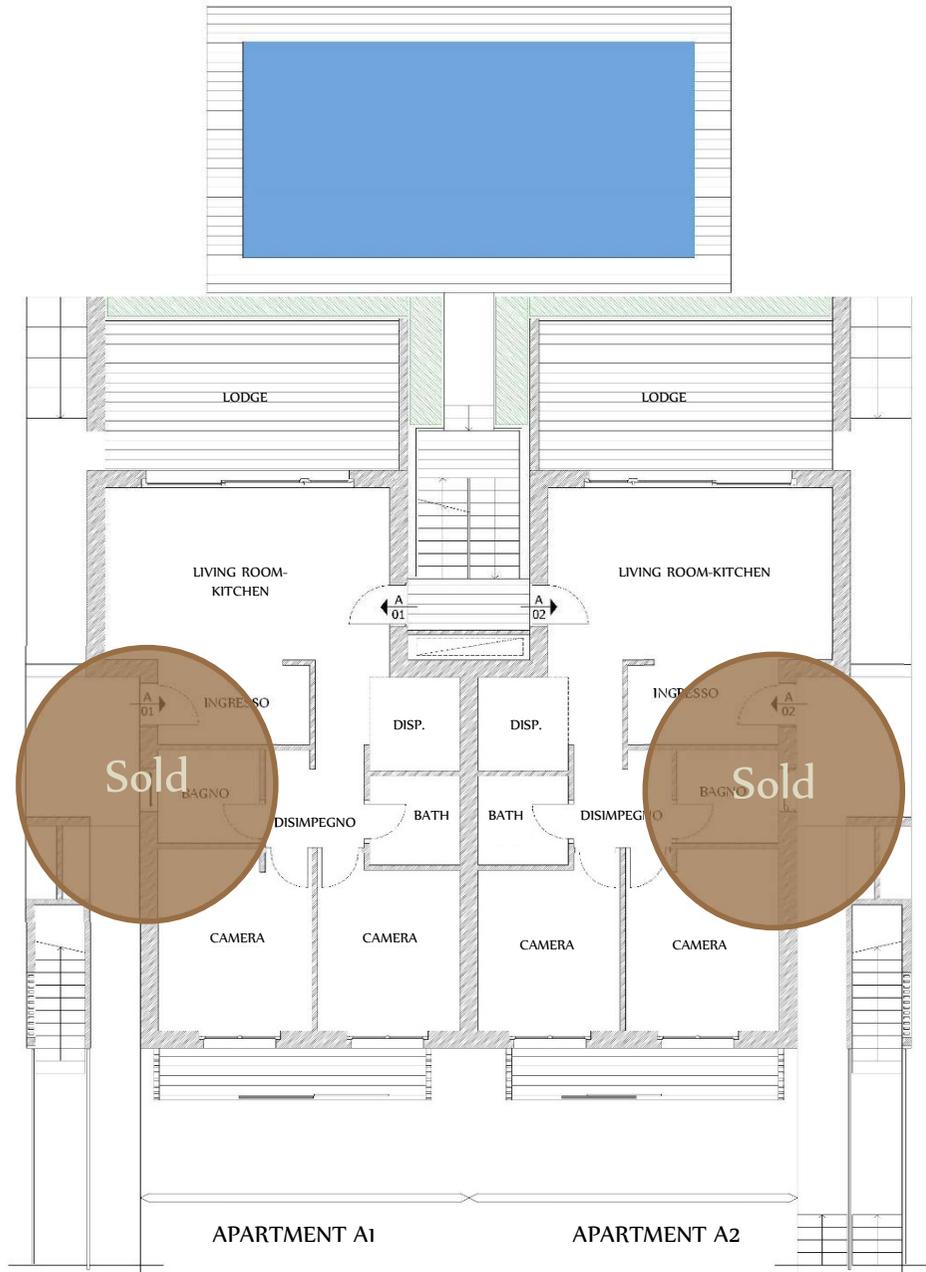




HOUSING SOLUTIONS

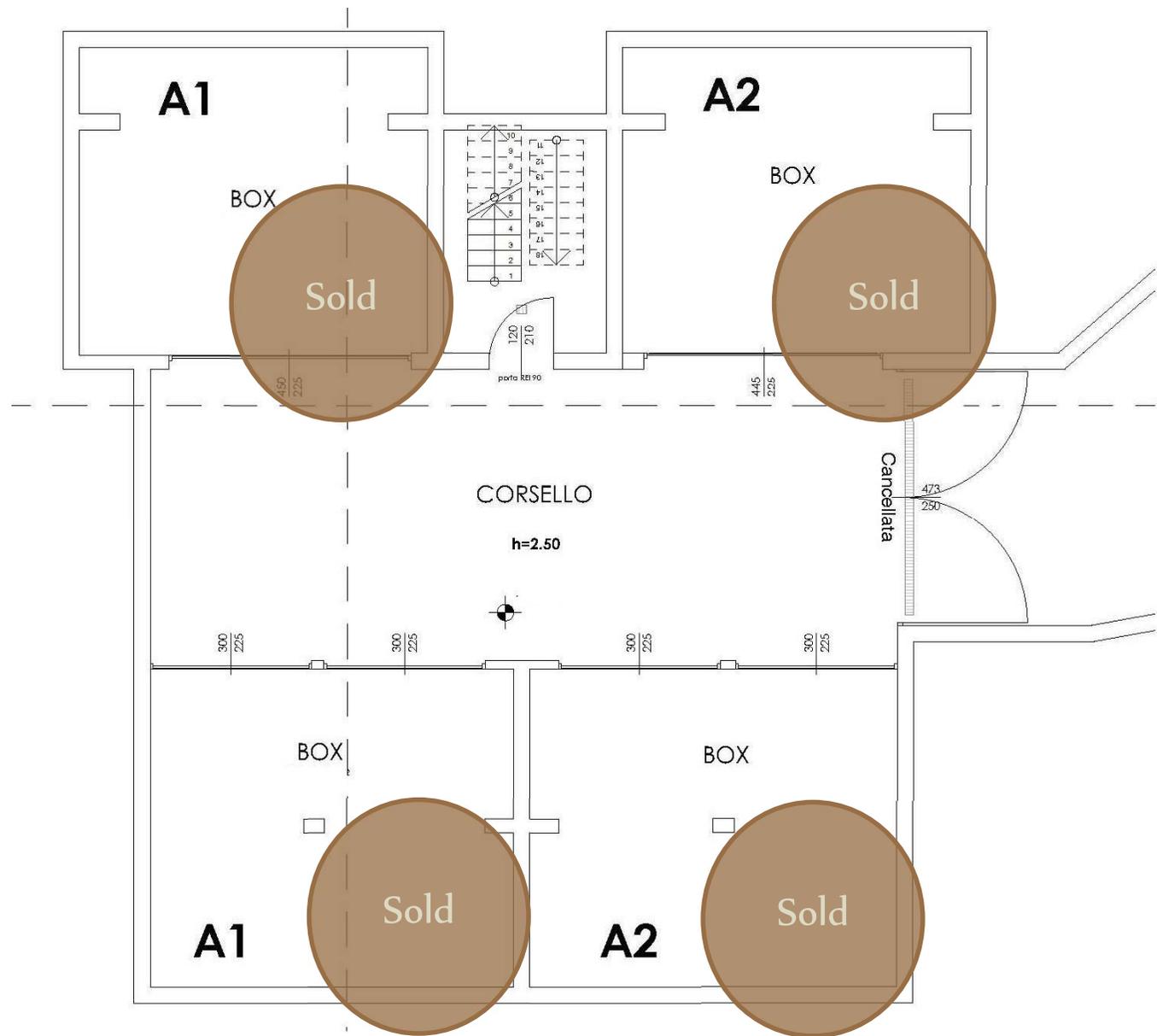


LOT A 



LOT A - GROUND FLOOR





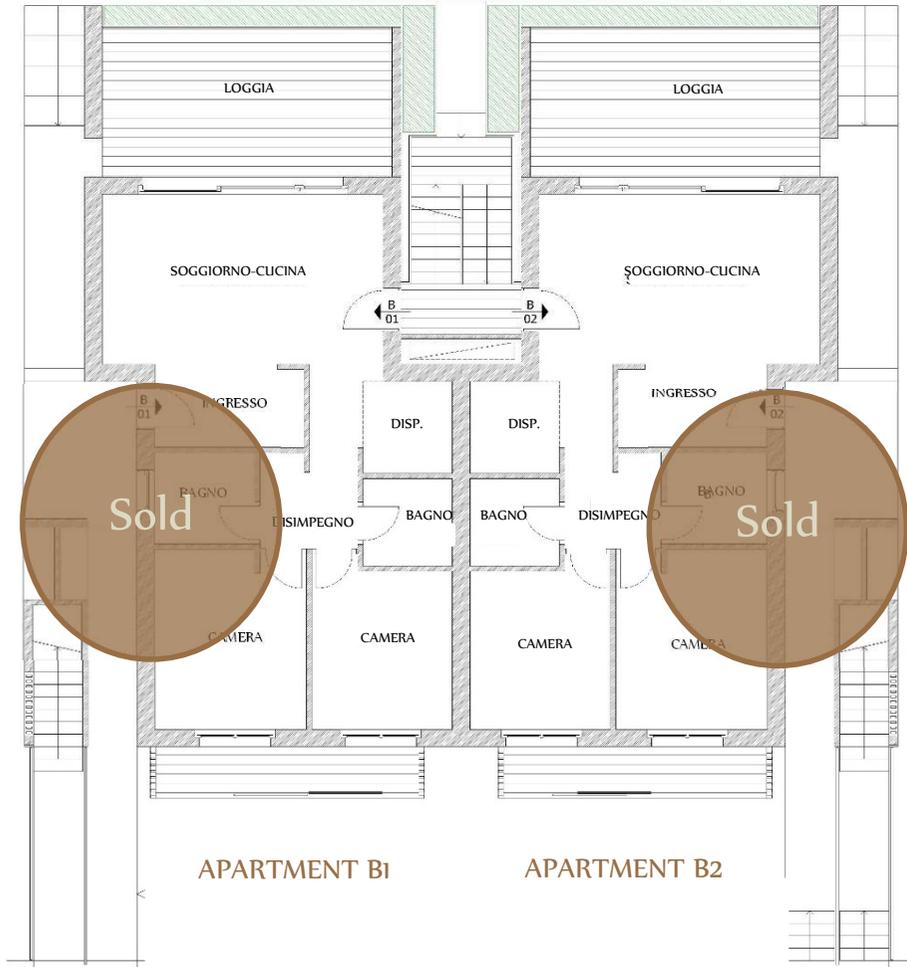
LOT A - BASEMENT





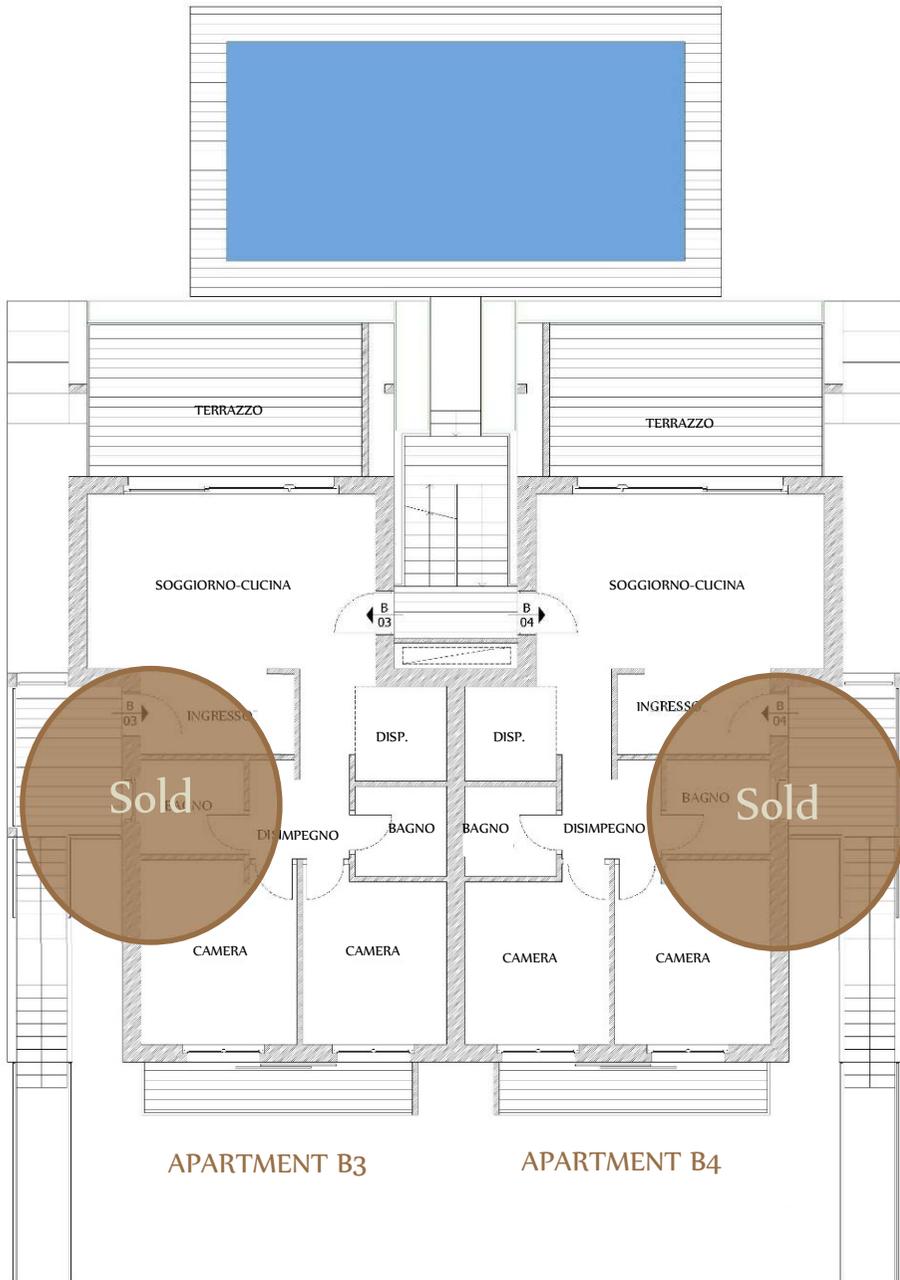
LOT B





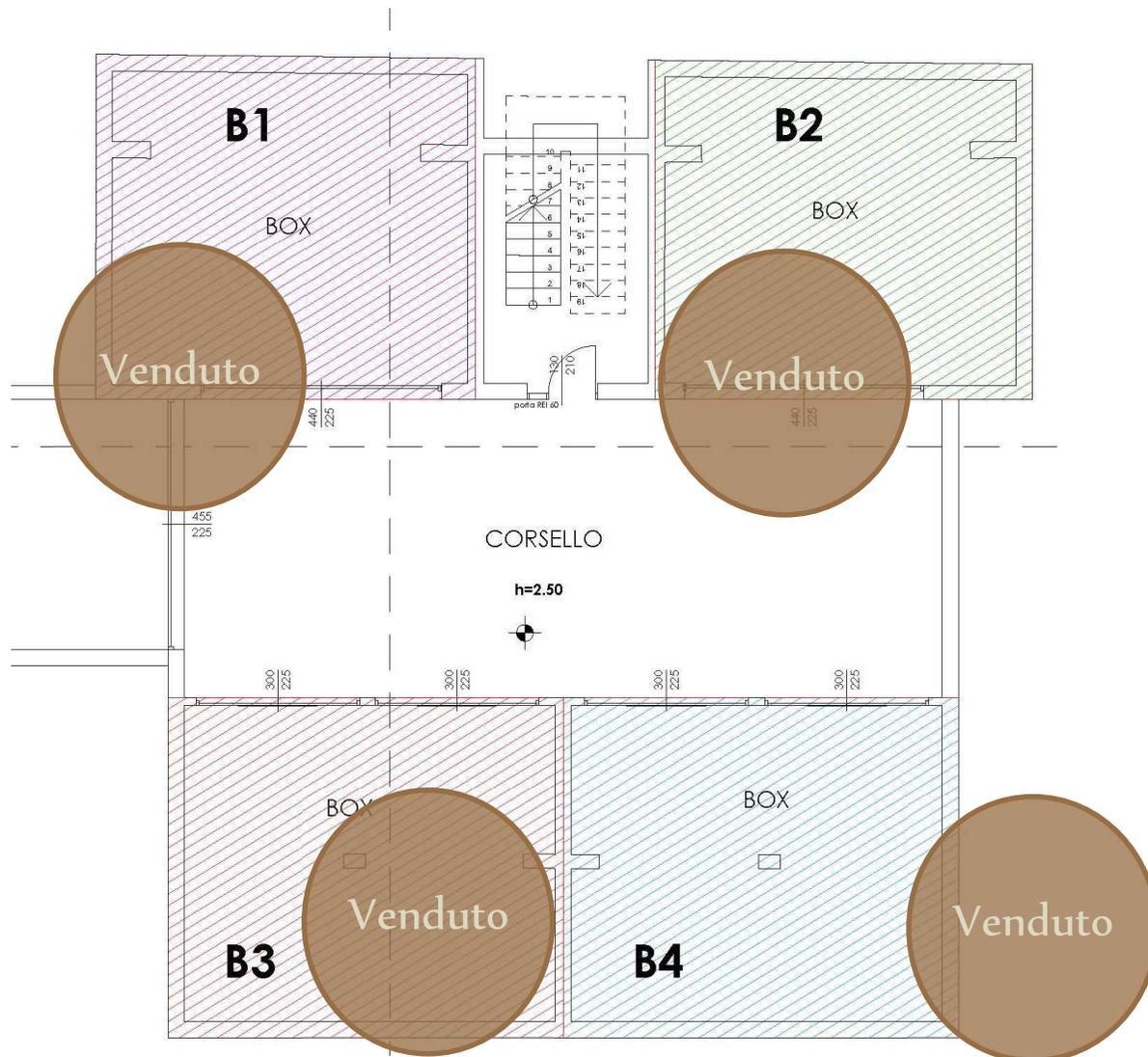
LOT B - GROUND FLOOR





LOT B - FIRST FLOOR





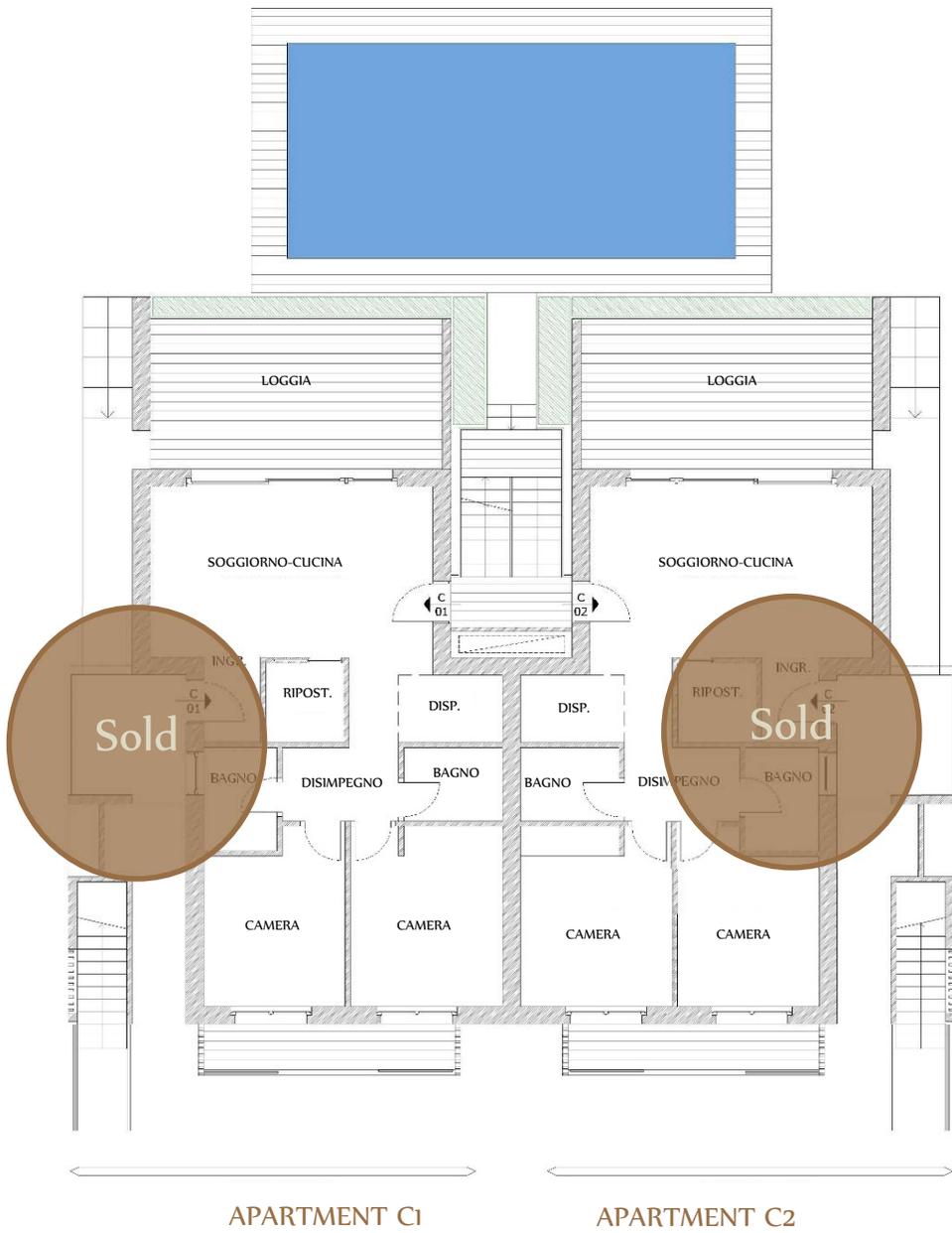
CORPO B - PIANO INTERRATO





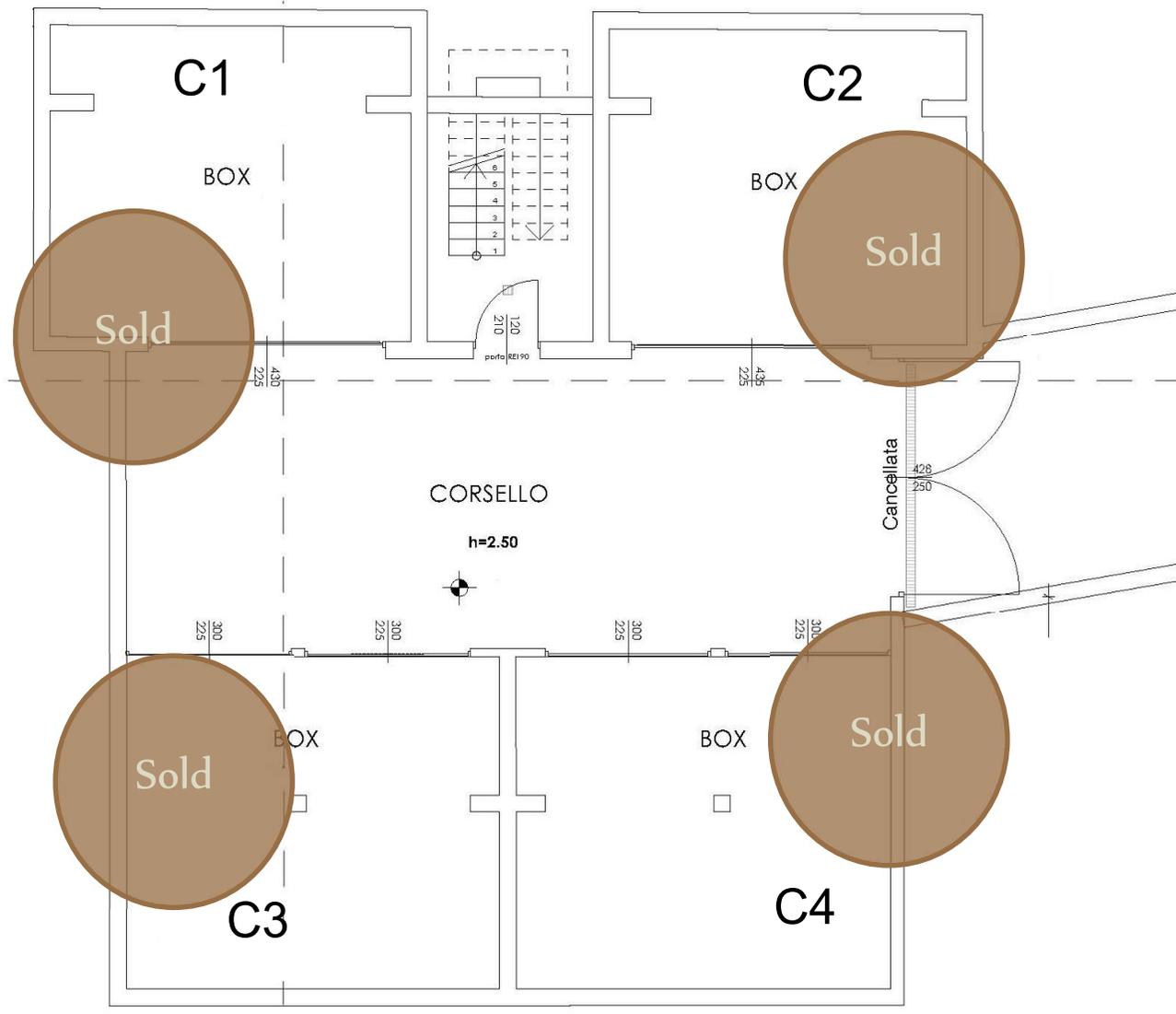
LOT C





LOT C - GROUND FLOOR





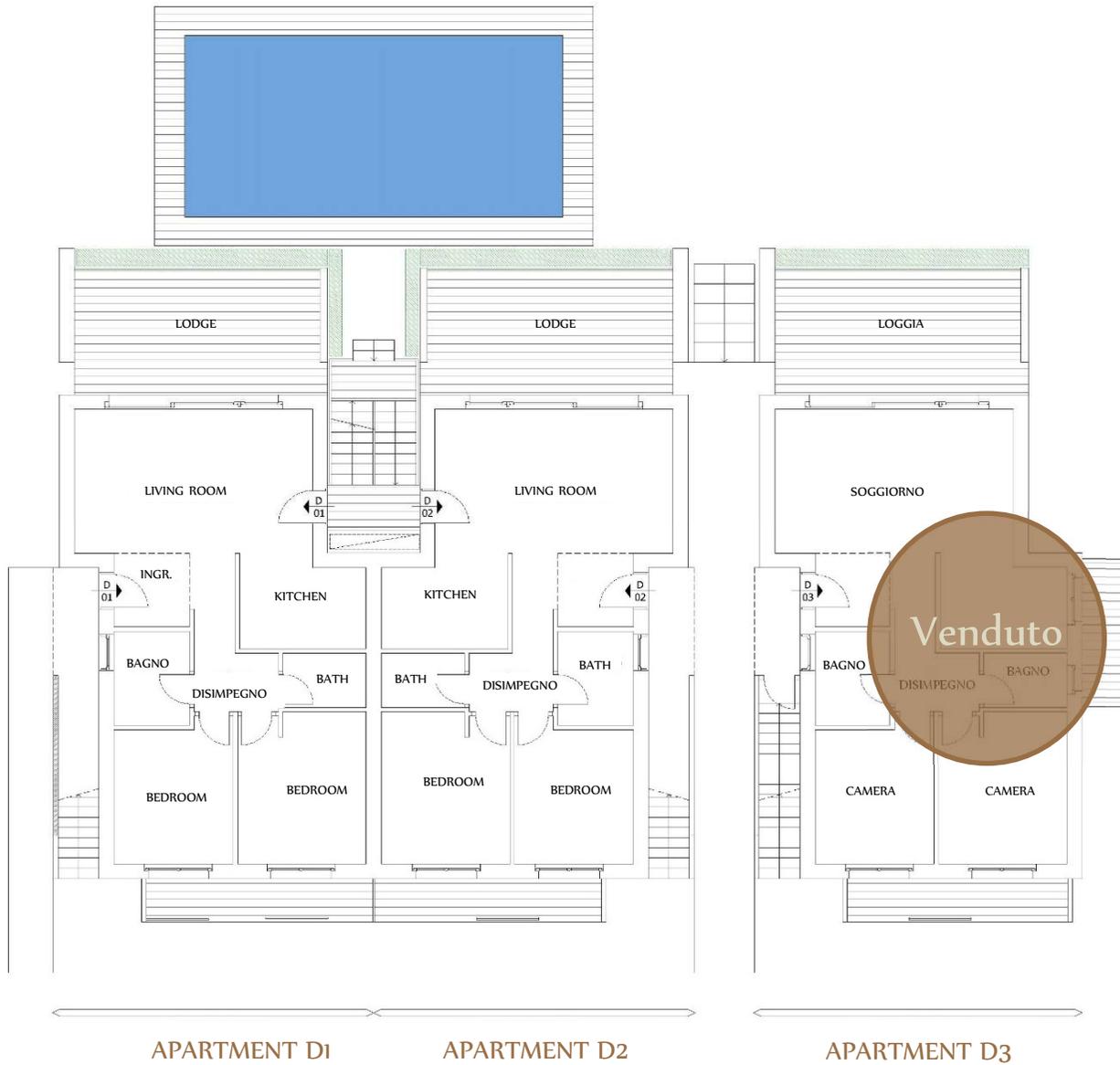
LOT C - BASEMENT





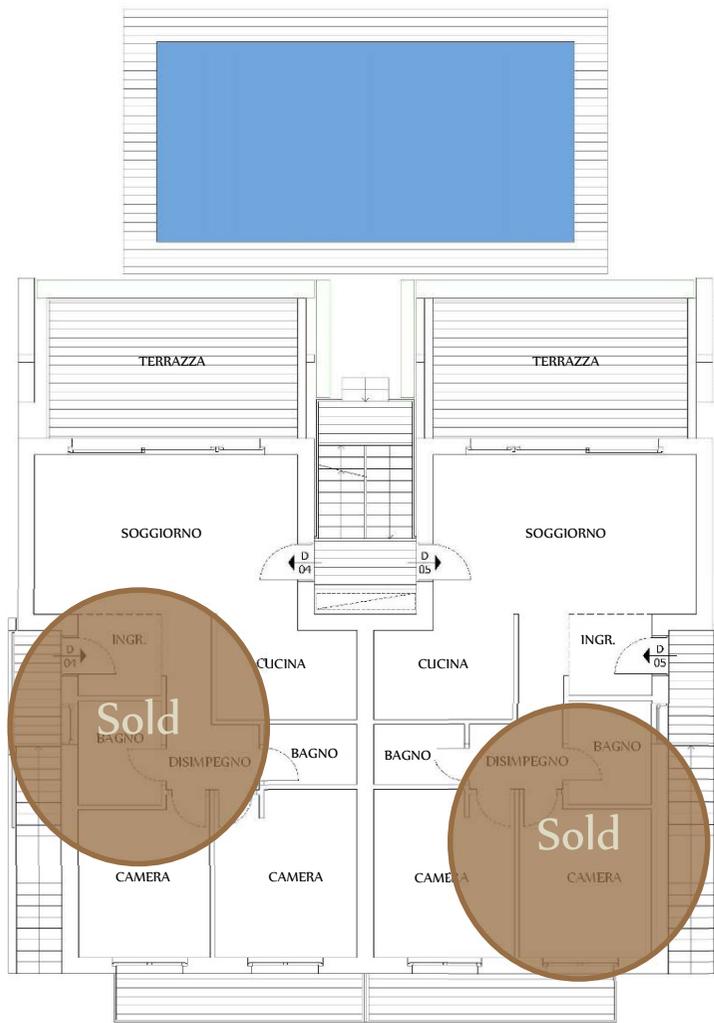
CORPO D





LOT D - GROUND FLOOR





APARTMENT D4

APARTMENT D5



APARTMENT D6



LOT D - FIRST FLOOR





LOT D - BASEMENT



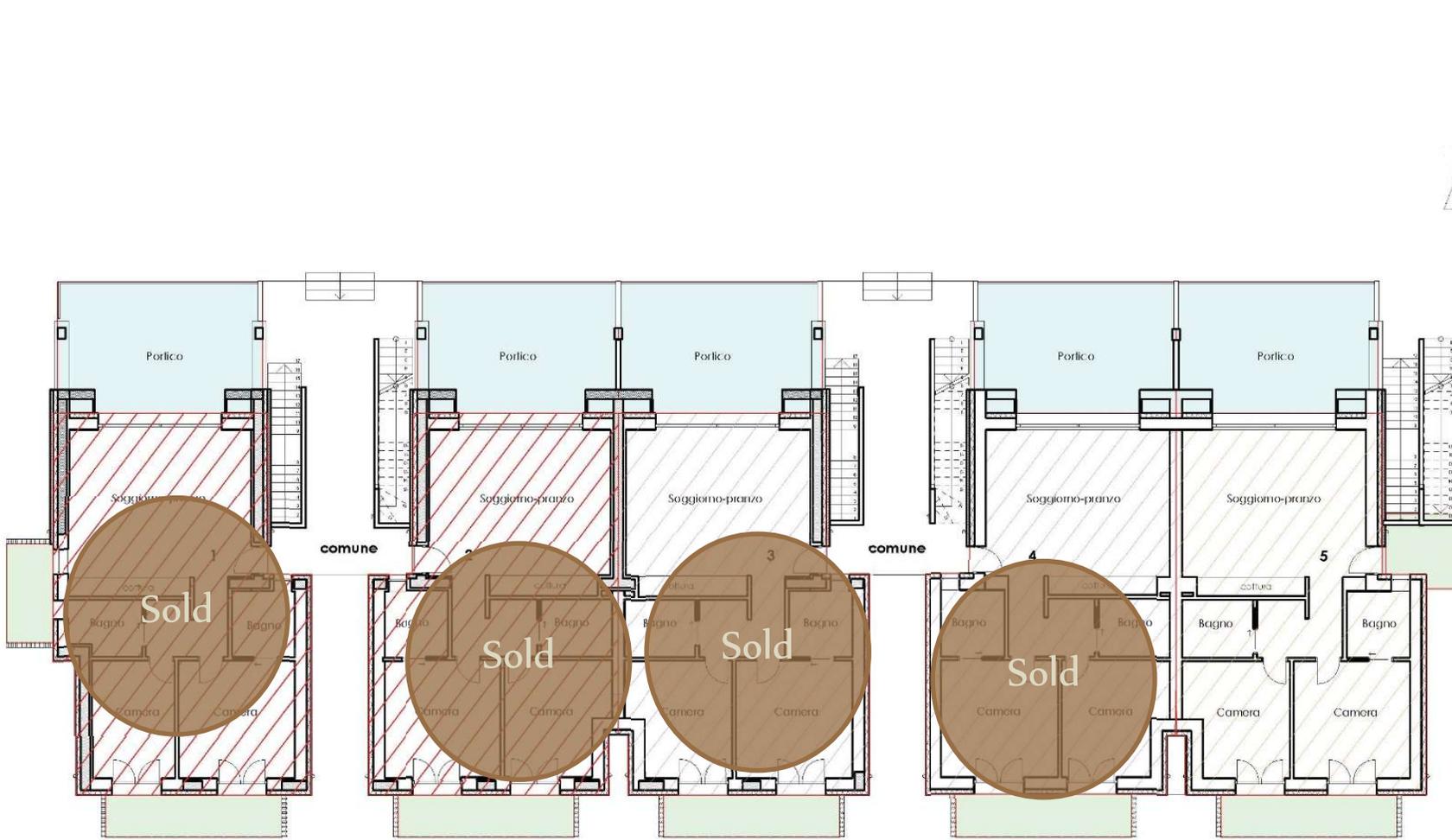


LOT E 



LOT E





APARTMENT E1

APARTMENT E2

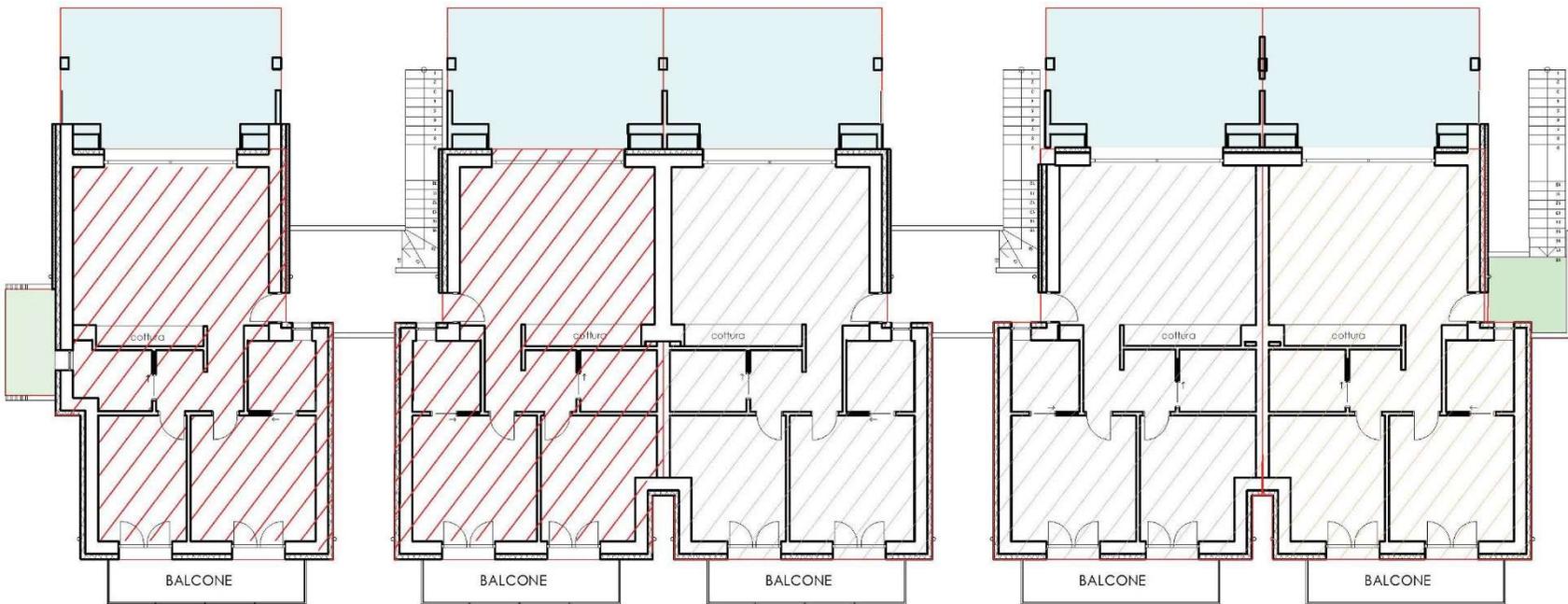
APARTMENT E3

APARTMENT E4

APARTMENT E5

LOT E - GROUND FLOOR





APARTMENT E6

APARTMENT E7

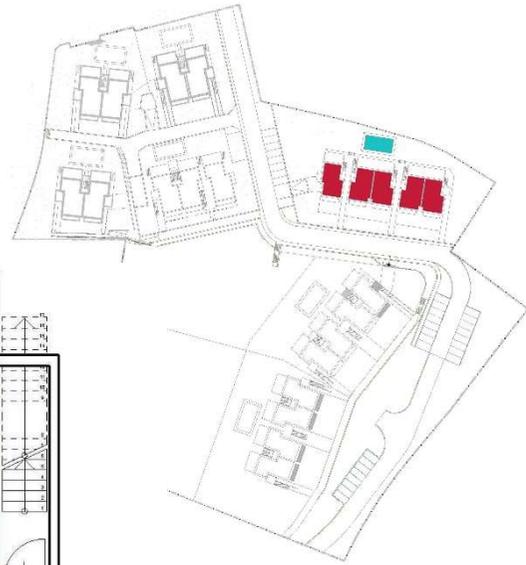
APARTMENT E8

APARTMENT E9

APARTMENT E10

LOT E - FIRST FLOOR





LOT E - BASEMENT





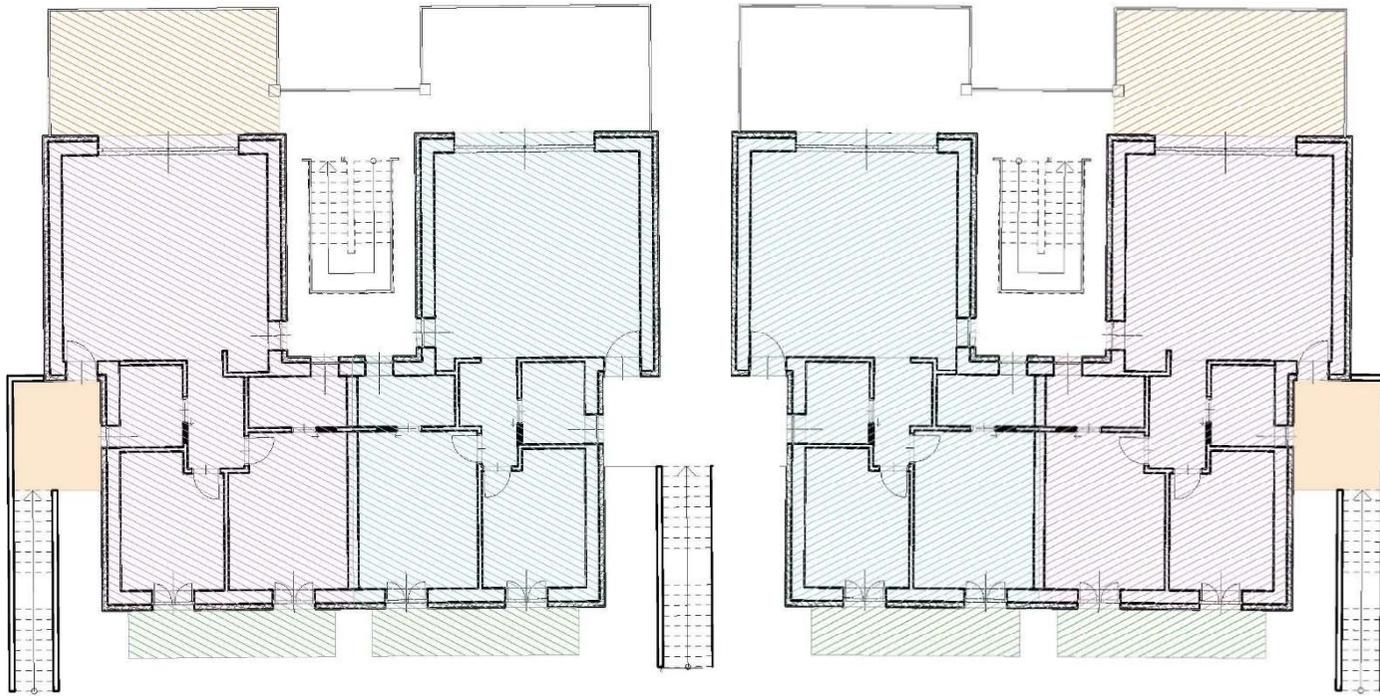
LOT F





LOT F





APARTMENT F1

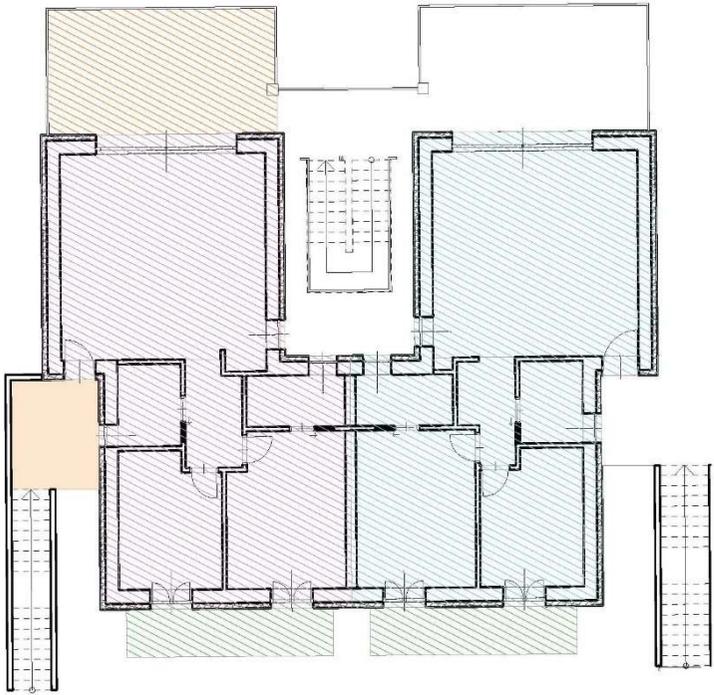
APARTMENT F2

APARTMENT F3

APARTMENT F4

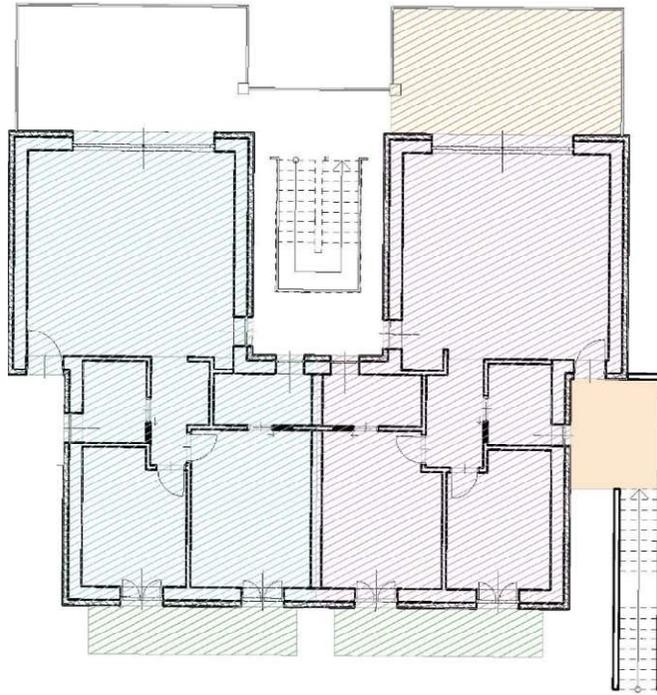
LOT F - GROUND FLOOR





APARTMENT F5

APARTMENT F6



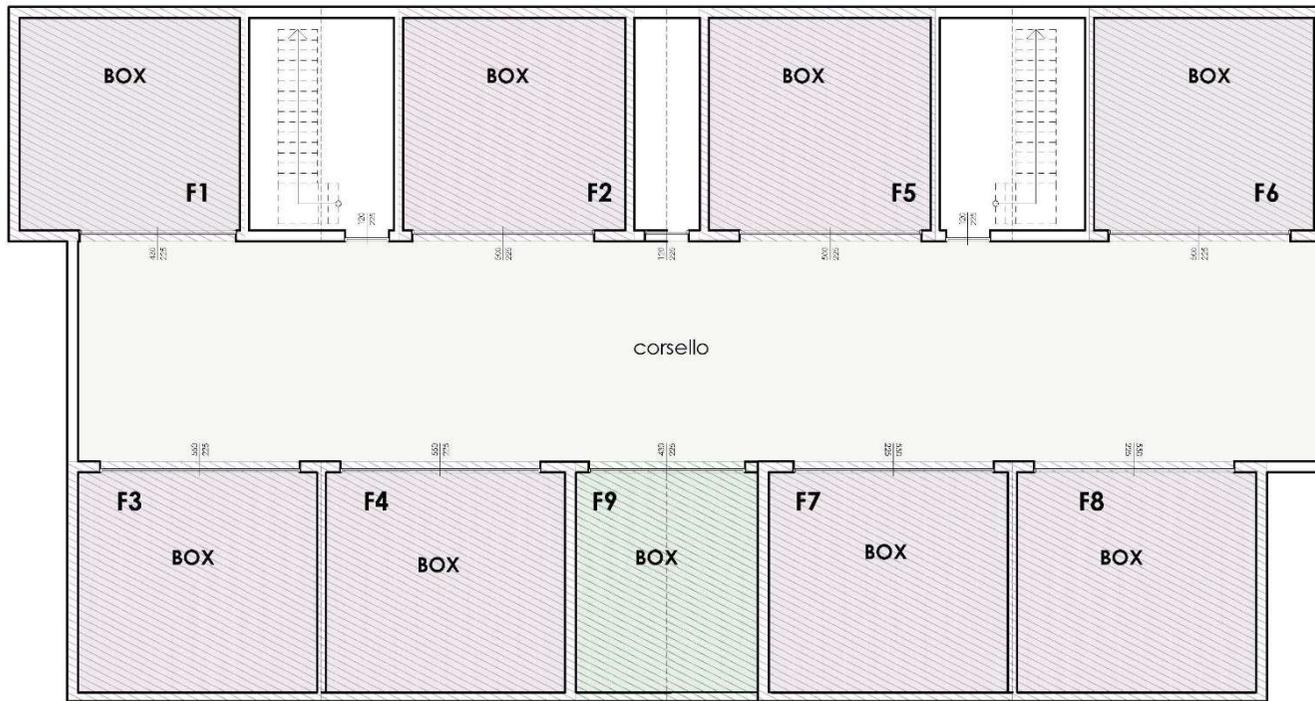
APARTMENT F7

APARTMENT F8



LOT F - FIRST FLOOR





LOT F - BASEMENT



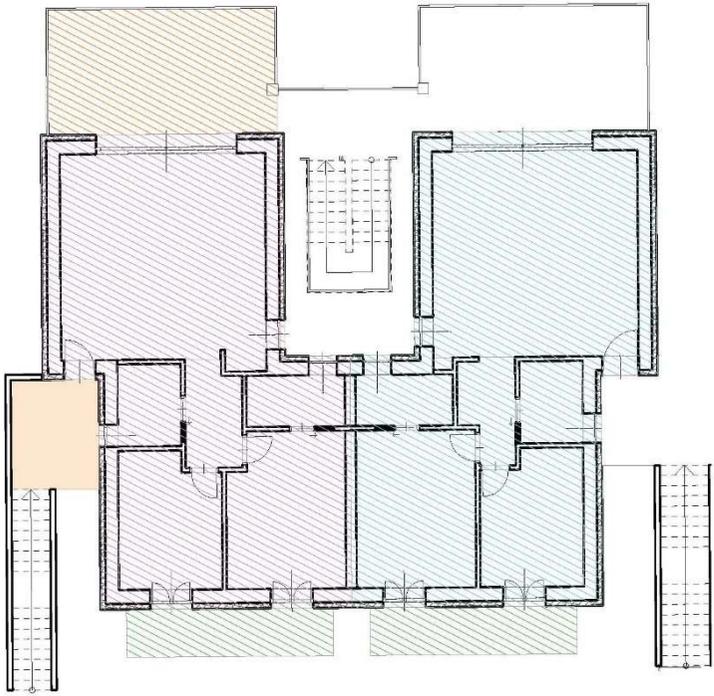


LOT G 



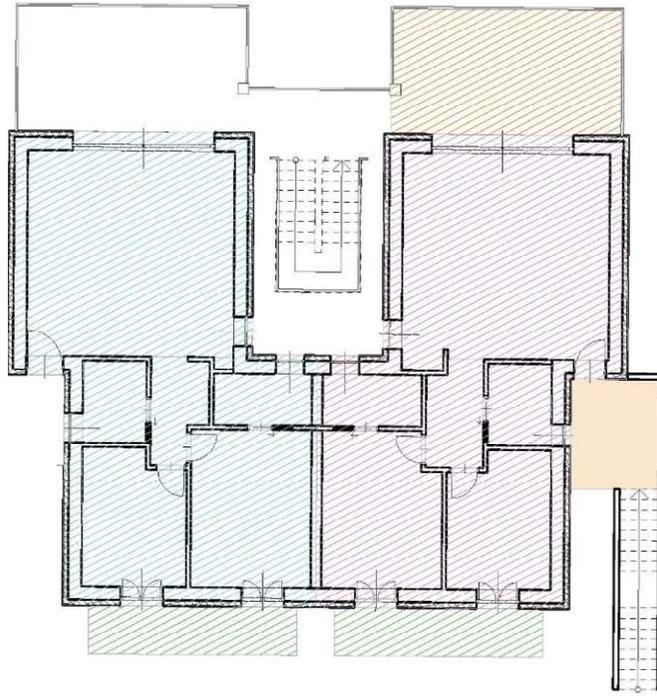
LOT G





APARTMENT G1

APARTMENT G2



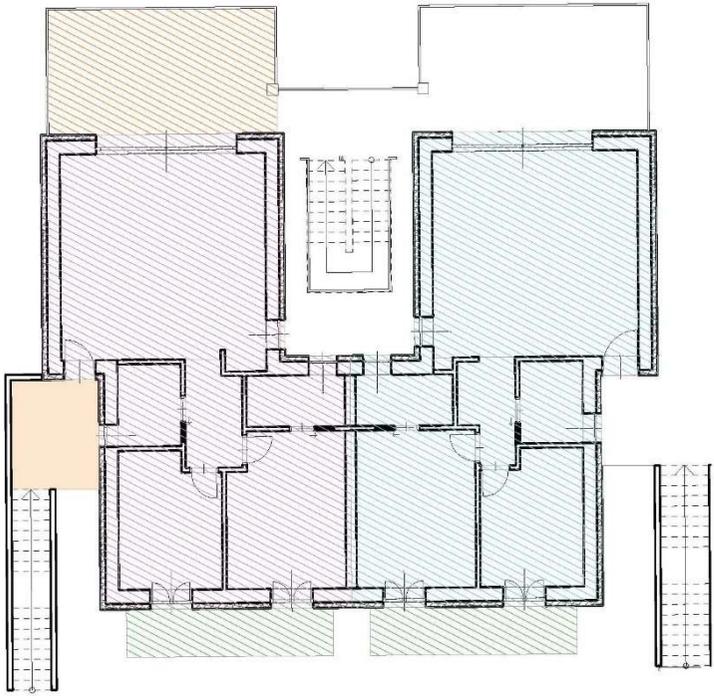
APARTMENT G3

APARTMENT G4



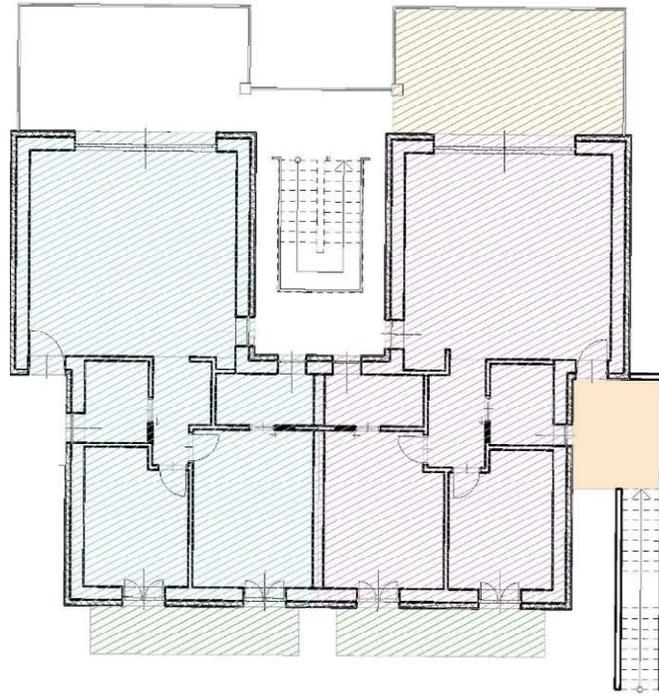
LOT G - GROUND FLOOR





APARTMENT G5

APARTMENT G6



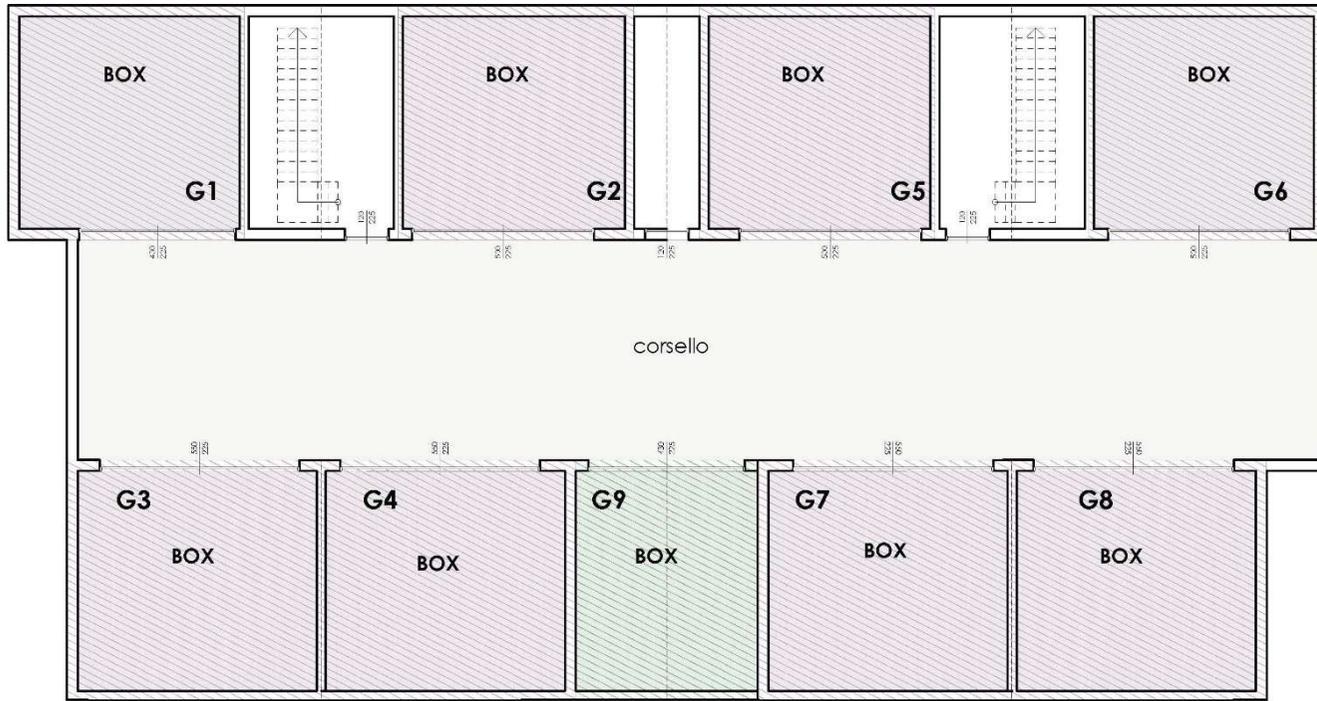
APARTMENT G7

APARTMENT G8



LOT G - FIRST FLOOR



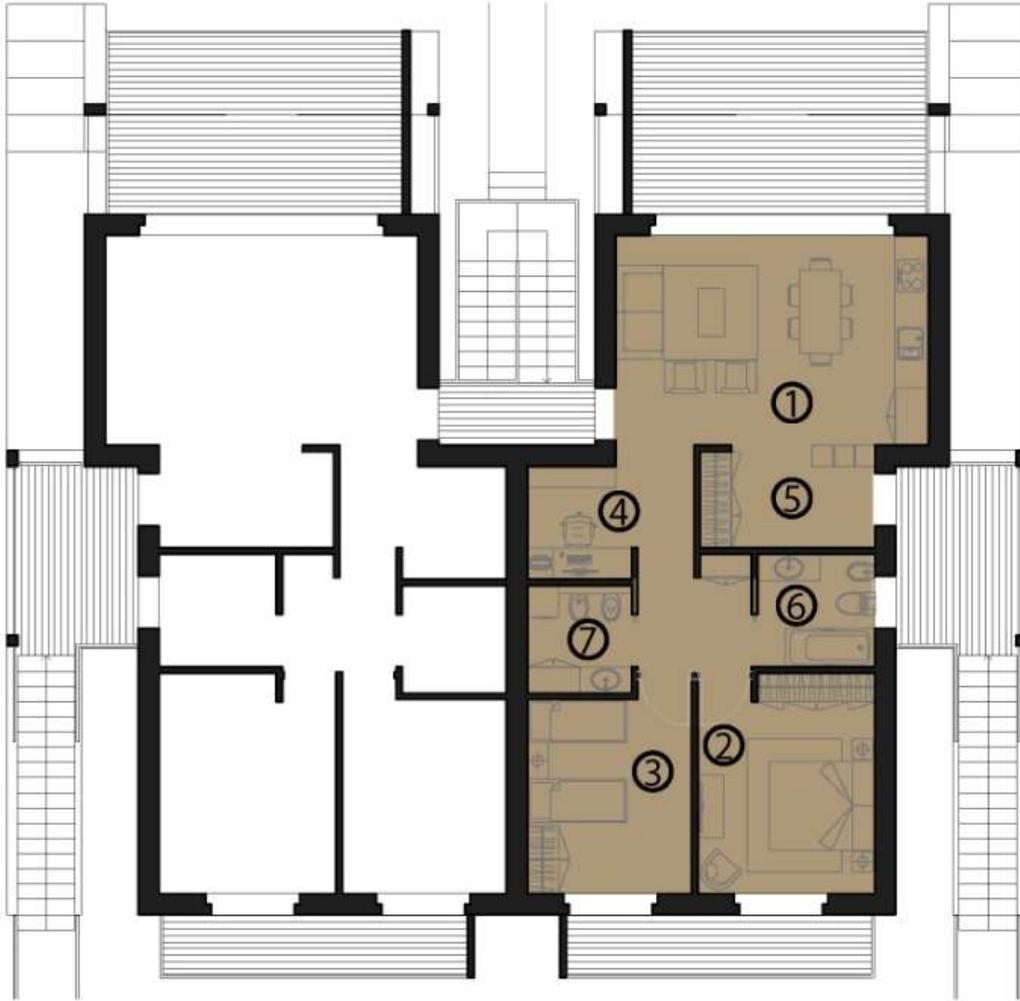


LOT G - BASEMENT



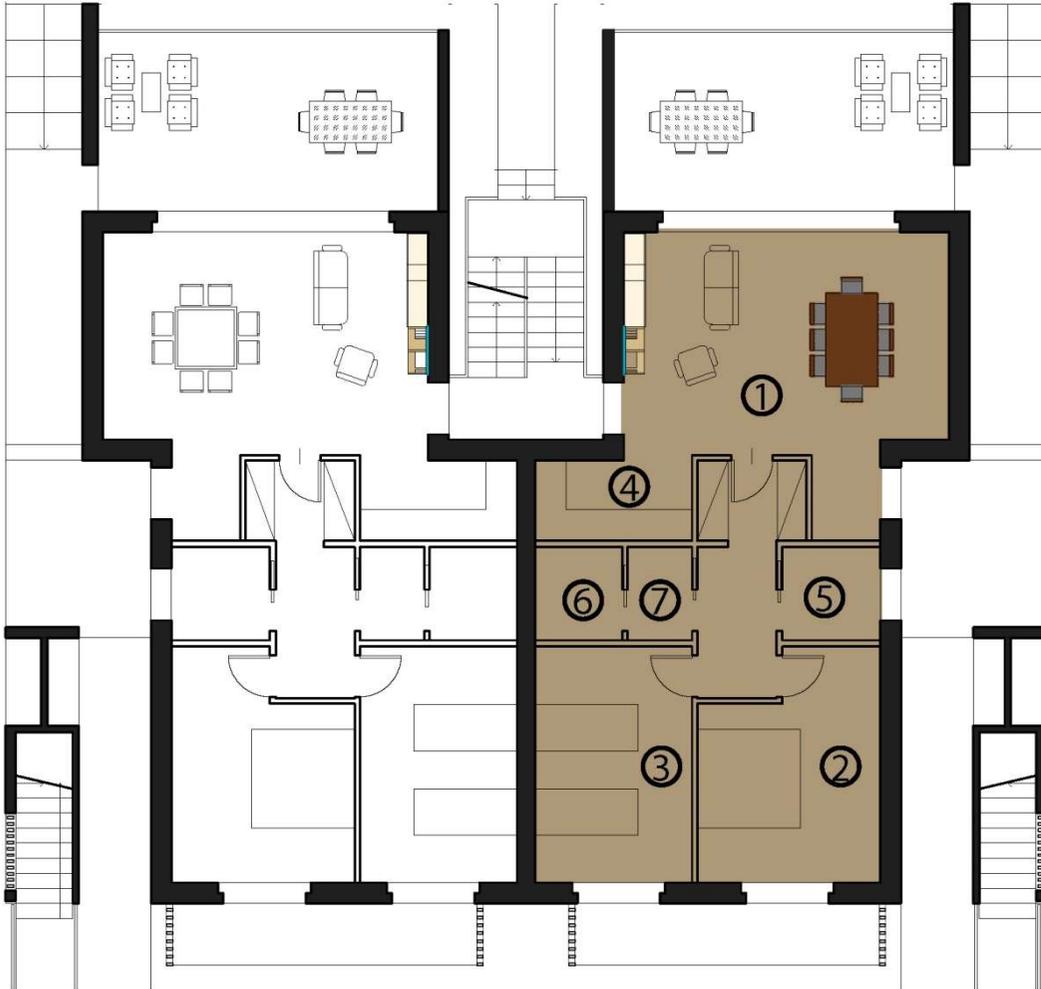


INTERNAL SOLUTIONS



GROUND FLOOR - THREE-ROOM APARTMENT





FIRST FLOOR - THREE-ROOM APARTMENT





LIVING SIMULATION





BEDROOM SIMULATION





CHILDREN'S ROOM SIMULATION





TERRACE SIMULATION





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