

# VILLE RONDINELLI

Lake View Panorama Living



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Lake View Panorama Living

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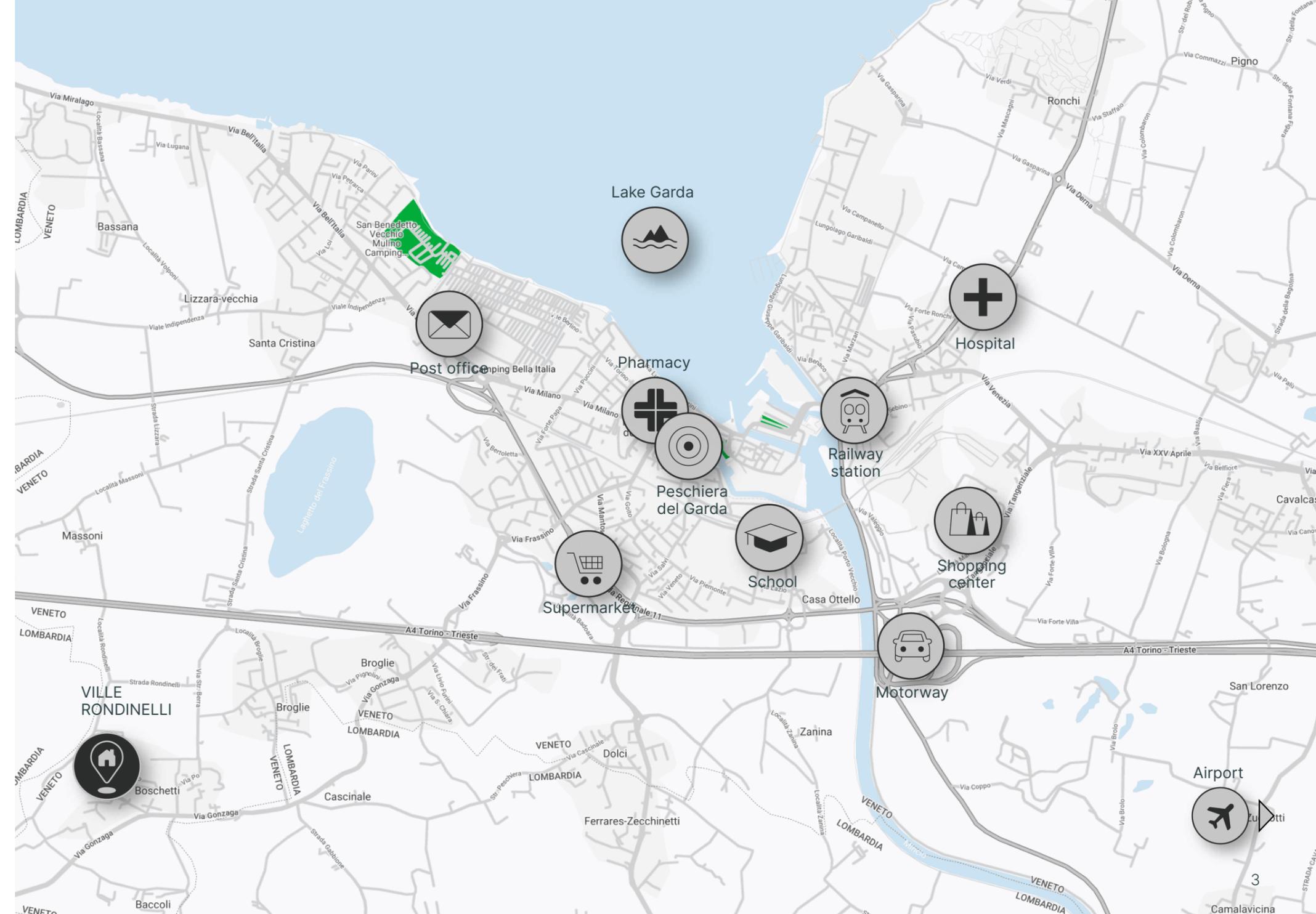
## CONTEXT THE AREA



The new real estate project “**Ville Rondinelli**” is being built only 2 km from the shore of Lake Garda and the center of the municipality of Peschiera del Garda.

Away from the hustle and bustle, in the midst of beautiful olive groves and vineyards, **6 houses** are being built on a beautiful peripheral plot with an **unobstructed view of the lake and the mountains**.

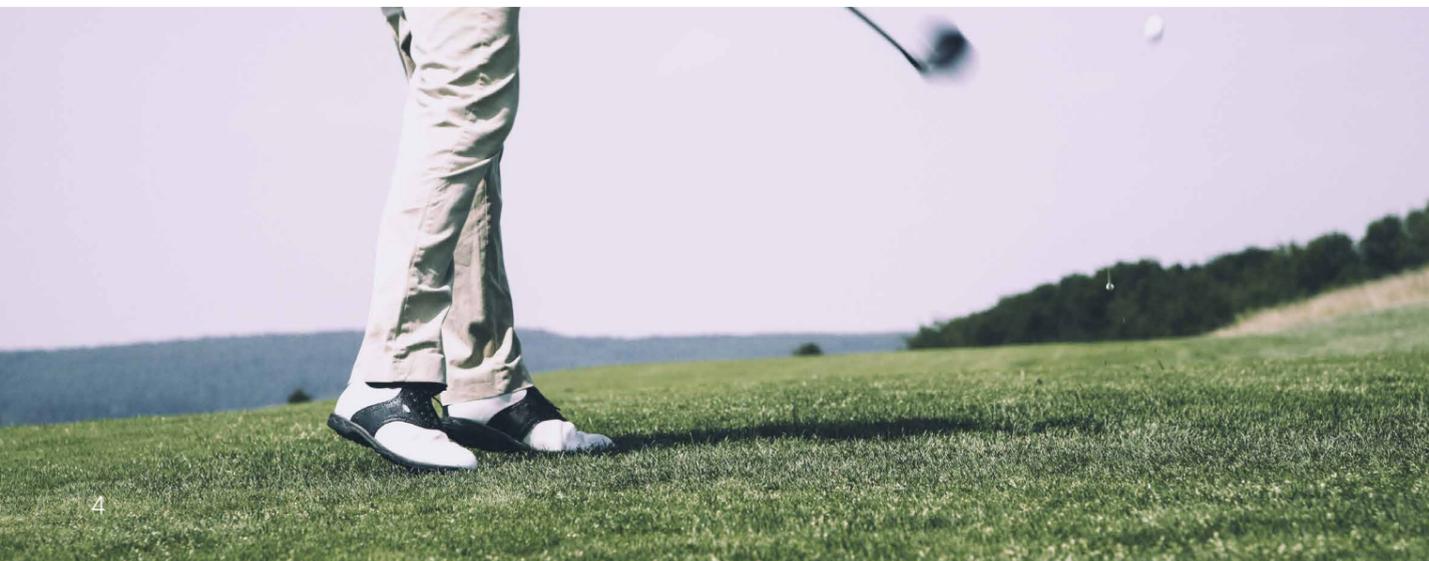
In recent years, Peschiera del Garda has become one of the most sought-after places on **Lake Garda**, not only for tourists, but especially for families who want to live there all year round. The town on Lake Garda, with a population of just over 11,000, has excellent schools, a hospital, motorway access to the A4 Milan-Venice and a railway station with high-speed connections to all major Italian cities. The municipality of Peschiera del Garda was named a **Unesco World Heritage Site** in 2017 and is continuously investing in the development of its infrastructure, townscape and cultural offerings.





Peschiera del Garda is a town that leaves nothing to be desired. Here you can enjoy life to the fullest with **water sports activities** on Lake Garda, cycling tours in the gentle moraine hills of the first hinterland, where the Ville Rondinelli are located, or golfing on one of the best golf courses in Europe.

Living in Peschiera del Garda is **"Dolce Vita"** in its purest form: an aperitif by the lake, an educational wine tasting or a nice dinner. The choice is wide, ranging from authentic agriturismo to starred restaurants, all within a few kilometres of the Ville Rondinelli.





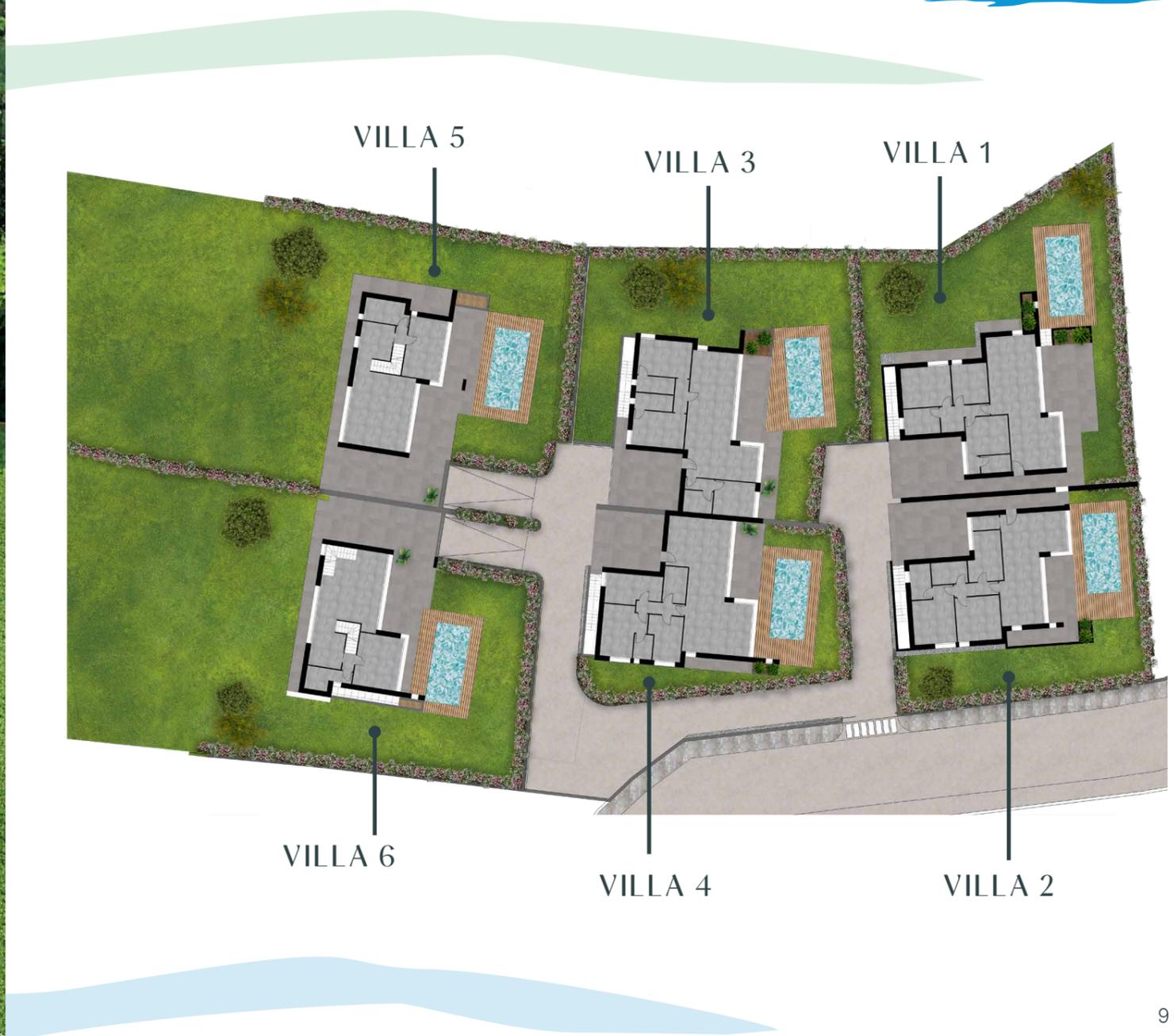
The houses are built in a modern, Mediterranean style, with **panoramic window fronts facing Lake Garda**. Thanks to the optimal slope of the plot, buyers of all Ville Rondinelli can look forward to beautiful lake views and great sunsets, which they can enjoy either with a glass of wine in the roof garden, by the pool or in the panoramic living room.

High-quality **stone facades** with stones from nearby Valpolicella and durable wood-look cladding elements, as well as **elegant roof gardens**, allow the Ville Rondinelli to blend perfectly with the surrounding nature.

Open-plan living areas of up to 60m<sup>2</sup> offer plenty of space for family and friends. The panoramic windows from the living room and kitchen give the feeling of unlimited space, leading directly to the **private pool** via the large covered patio.

The houses on 3 levels offer **panoramic bedrooms** on the upper floor, large **sun terraces** where you can build your outdoor **lake view SPA**. In the basement you have one thing above all: plenty of space! **100m<sup>2</sup> underground garage** and several daylight rooms for hobbies, guests, housekeeping or storage.

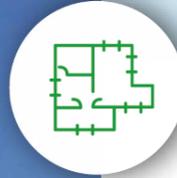




# 03

## PROJECT THE VILLAS

Choose your Villa Rondinelli from the 6 units and personalise your home according to your needs with the **desired number of single and double bedrooms, bathrooms or study** and decide whether you prefer to create a beautiful guest room with bathroom in the basement or rather a SPA with gym. Our architect is at your disposal during the personalisation phase.



120-190 m<sup>2</sup>



PRIVATE GARDEN



GARAGE/CARPORT



POOL 7X3 m



LAKE VIEW SUNDECK



**Villa 1**

Plan Ground Floor and Basement



1 Living & Dining	50,13	m <sup>2</sup>
2 Hall & Laundry	6,82	m <sup>2</sup>
3 Sleeping 1	10,85	m <sup>2</sup>
4 Sleeping 2	15,07	m <sup>2</sup>
5 Bathroom	6,97	m <sup>2</sup>
6 Sleeping 3	13,97	m <sup>2</sup>
7 Bathroom	3,90	m <sup>2</sup>
8 Pool	45,00	m <sup>2</sup>
9 Basement/Technical room	47,00	m <sup>2</sup>
Outdoor spaces	108,60	m <sup>2</sup>
Garden	254,20	m <sup>2</sup>

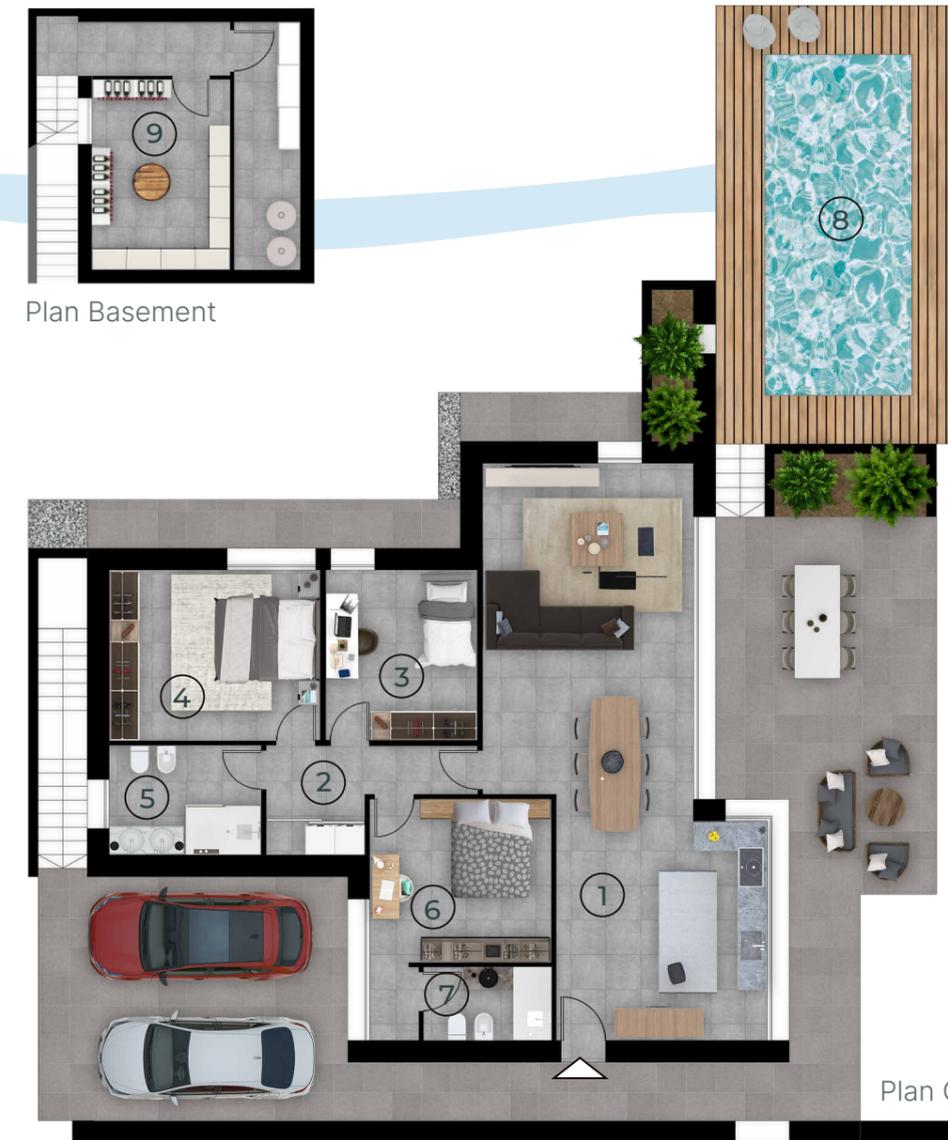
Commercial space 290,00 m<sup>2</sup>



The interior layout can be personalised as needed with more or fewer rooms / bathrooms.  
The basement can be used flexibly for hobby, spa, fitness, cellar or guest room, with or without bathroom.



Plan Basement

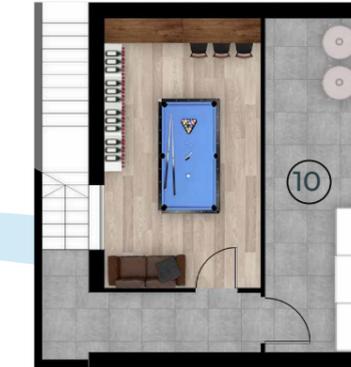


Plan Ground Floor



## Villa 2

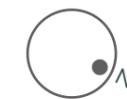
Plan Ground Floor and Basement



Plan Basement

1 Living & Dining	41,44	m <sup>2</sup>
2 Hall	4,23	m <sup>2</sup>
3 Sleeping 1	14,82	m <sup>2</sup>
4 Sleeping 2	16,18	m <sup>2</sup>
5 Bathroom	5,58	m <sup>2</sup>
6 Bathroom	5,90	m <sup>2</sup>
7 Sleeping 3	11,57	m <sup>2</sup>
8 Laundry / Storage	2,82	m <sup>2</sup>
9 Pool & Sundeck	51,50	m <sup>2</sup>
10 Basement / Building technology	58,67	m <sup>2</sup>
Outdoor spaces	79,86	m <sup>2</sup>
Garden	130,92	m <sup>2</sup>

Commercial space 269,80 m<sup>2</sup>



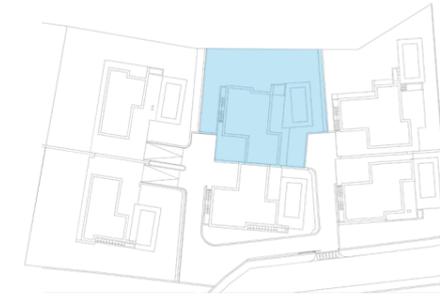
Plan Ground Floor

The interior layout can be personalised as needed with more or fewer rooms / bathrooms.  
The basement can be used flexibly for hobby, spa, fitness, cellar or guest room, with or without bathroom.



### Villa 3

Plan Ground Floor and Basement



1 Living & Dining	50,64	m <sup>2</sup>
2 Hall	2,93	m <sup>2</sup>
3 Sleeping 1	14,79	m <sup>2</sup>
4 Sleeping 2	15,24	m <sup>2</sup>
5 Bathroom	4,08	m <sup>2</sup>
6 Bathroom	4,08	m <sup>2</sup>
7 Study	10,50	m <sup>2</sup>
8 Hall	2,50	m <sup>2</sup>
9 Bathroom	4,75	m <sup>2</sup>
10 Pool & Sundeck	49,71	m <sup>2</sup>
11 Basement / Building technology	68,17	m <sup>2</sup>
Outdoor spaces	79,47	m <sup>2</sup>
Garden	278,22	m <sup>2</sup>

Commercial space 301,40 m<sup>2</sup>



The interior layout can be personalised as needed with more or fewer rooms / bathrooms.  
The basement can be used flexibly for hobby, spa, fitness, cellar or guest room, with or without bathroom.



Plan Basement

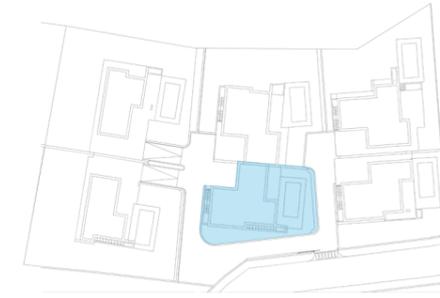


Plan Ground Floor



### Villa 4

Plan Ground Floor and Basement



Plan Basement

1 Living & Dining	59,44	m <sup>2</sup>
2 Hall	4,20	m <sup>2</sup>
3 Sleeping 1	11,88	m <sup>2</sup>
4 Sleeping 2	14,53	m <sup>2</sup>
5 Bathroom	3,43	m <sup>2</sup>
6 Bathroom	6,29	m <sup>2</sup>
7 Sleeping 3	10,49	m <sup>2</sup>
8 Pool & Sundeck	53,06	m <sup>2</sup>
9 Basement / Building technology	60,72	m <sup>2</sup>
Outdoor spaces	55,02	m <sup>2</sup>
Garden	98,19	m <sup>2</sup>

Commercial space 270,40 m<sup>2</sup>

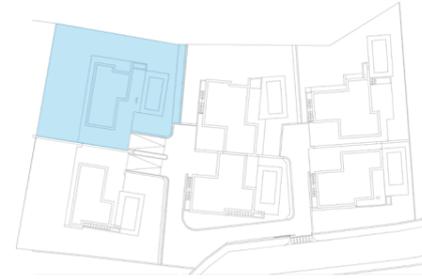


Plan Ground Floor

The interior layout can be personalised as needed with more or fewer rooms / bathrooms.  
The basement can be used flexibly for hobby, spa, fitness, cellar or guest room, with or without bathroom.

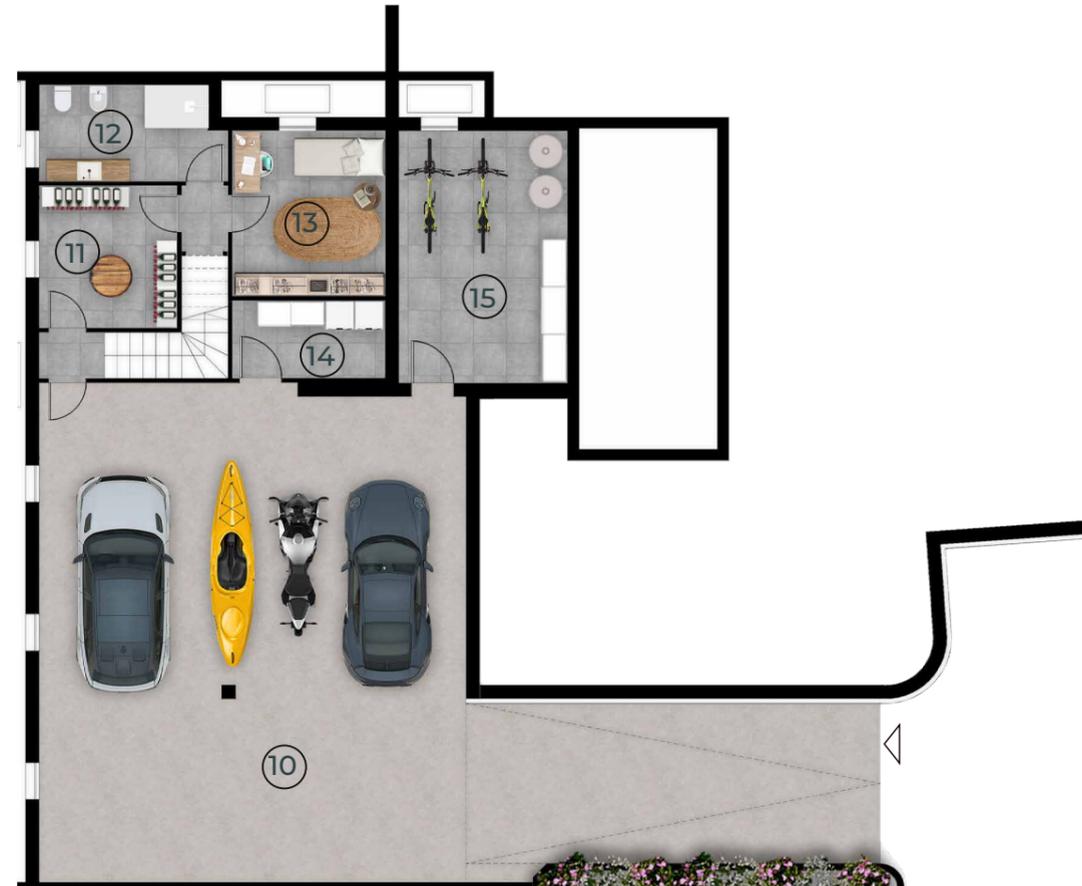
## Villa 5

Plan Ground Floor, First Floor, Basement



1 Living & Dining	35,59	m <sup>2</sup>
2 Kitchen	10,00	m <sup>2</sup>
3 Hall	1,52	m <sup>2</sup>
4 Sleeping 1	17,08	m <sup>2</sup>
5 Bathroom	7,44	m <sup>2</sup>
6 Sleeping 2	11,18	m <sup>2</sup>
7 Bathroom	4,14	m <sup>2</sup>
8 Sleeping 3	15,04	m <sup>2</sup>
9 Pool & Sundeck	46,30	m <sup>2</sup>
10 Garage	100,00	m <sup>2</sup>
11 Storage	9,26	m <sup>2</sup>
12 Laundry/Bathroom	8,15	m <sup>2</sup>
13 Guestroom	11,94	m <sup>2</sup>
14 Building Tecnology	5,63	m <sup>2</sup>
15 Hobby	20,13	m <sup>2</sup>
Outdoor spaces PGF	124,50	m <sup>2</sup>
Outdoor spaces P1	104,60	m <sup>2</sup>
Garden	1375,33	m <sup>2</sup>

Commercial space 452,40 m<sup>2</sup>



Plan Basement



Plan Ground Floor



Plan First Floor

The interior layout can be personalised as needed with more or fewer rooms / bathrooms.  
The basement can be used flexibly for hobby, spa, fitness, cellar or guest room, with or without bathroom.





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# Villa 6

Plan Ground Floor, First Floor, Basement



1 Living & Dining	46,54	m <sup>2</sup>
2 Hall	1,52	m <sup>2</sup>
3 Sleeping 1	17,54	m <sup>2</sup>
4 Bathroom	5,98	m <sup>2</sup>
5 Sleeping 2	9,25	m <sup>2</sup>
6 Bathroom	3,27	m <sup>2</sup>
7 Sleeping 3	15,65	m <sup>2</sup>
8 Pool & Sundeck	51,00	m <sup>2</sup>
9 Garage	103,74	m <sup>2</sup>
10 Storage	9,30	m <sup>2</sup>
11 Laundry/Bathroom	6,71	m <sup>2</sup>
12 Guestroom	11,70	m <sup>2</sup>
13 Building Tecnology	7,41	m <sup>2</sup>
14 Hobby	12,89	m <sup>2</sup>
Outdoor spaces PGF	109,70	m <sup>2</sup>
Outdoor spaces P1	150,30	m <sup>2</sup>
Garden	1235,90	m <sup>2</sup>

Commercial space 456,90 m<sup>2</sup>



Plan Basement



Plan Ground Floor



Plan First Floor



The interior layout can be personalised as needed with more or fewer rooms / bathrooms.  
The basement can be used flexibly for hobby, spa, fitness, cellar or guest room, with or without bathroom.



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# 04

## PROJECT MATERIALS

The concept provides for an easy-care **7x3m pool** with skimmer, integrated stairs and solar shower.

The pools are surrounded by a **wooden-look sun deck** (Ultrashield DECO'). This material is weather-resistant and does not change colour or texture over the years.

The exterior facades also feature partial cladding and **sun-shades** with elegant wood-look DECO' elements.

The Mediterranean style is underlined by high-quality stone facades with **natural stone from Valpolicella and Apulia**.

Triple-glazed panoramic windows are provided in the living areas.



The **roof gardens** offer the possibility to use a 45m<sup>2</sup> lake view sun deck and provide for an environmentally friendly green roof.



## VILLE RONDINELLI Your turnkey comfort house for maximum quality of life!

We bring all our experience to this project and have included many important feel-good elements in the construction project:

- ❄️ **Class A4 climate-efficient green building**
- ❄️ **4.5kw solar system**
- ❄️ **Mechanical room ventilation**
- ❄️ **Underfloor heating**
- ❄️ **Individually controlled air conditioning in all rooms**
- ❄️ **Electric blinds in the night area**
- ❄️ **Fly screens on all windows**
- ❄️ **Device for smart-home domotics**
- ❄️ **Energy-saving LED lighting concept**



INFO  
CONTACT

DIRECT SALES FROM THE DEVELOPER:



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www.mygardahome.net

GRAPHICS BY



www.4realstudio.com

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