

A LZERONI

RESIDENCE

GARDA LAKE

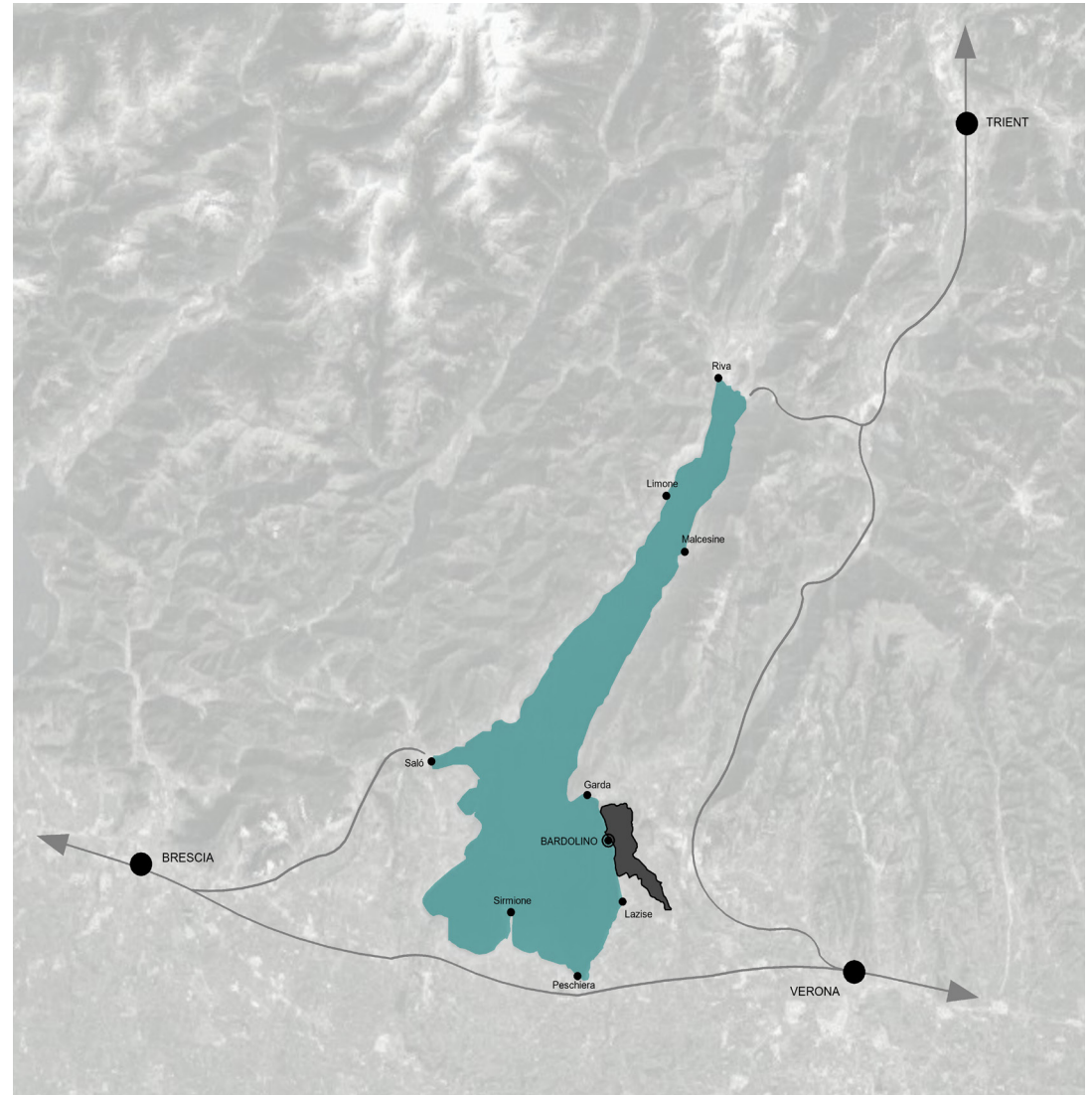
The Garda Lake, also called Benáco, is Italy's biggest lake and lies between the three provinces Lombardia, Veneto and Trentino. ⁽¹⁾

Through his picturesque places, which are connected by the "Gardesana" road, the lake offers an insight into its history and is rich in historical monuments. In addition, the Mediterranean climate combined with an Alpine region flair fascinates the tourists. At the Garda lake you find yourself surrounded by high mountains but at the same time you can enjoy the flowering hillsides of the vineyards and citrus plantations all around the villages. ⁽¹⁾

Due to the year-round mild climate with warm summer months (April to October) as well as dry winters the Garda lake is a popular destination. A lot of products such as olive oil, wine, lemons, oranges and truffles from this region are well known products which are often taken home as a souvenir. ⁽¹⁾

¹ www.lago-di-garda.org/informationen-gardasee.asp

² www.trentino.com/de/trentino/gardasee/



| LOCATION



THE OIL MILLS

Since ancient times olive tree cultures have been known at the Garda Lake.

If you visit the "Frantoi" oil mill or an olive oil festival, you can taste this high quality specialty. ⁽³⁾

ITS WINERIES

On the gentle hills nearby the Garda lake excellent wine has been ripening for thousands of years. Widely known names such as "Bardolino", "Lugana" or "Garda Classico" show the big variety of the best bottles of the Garda lake. ⁽⁴⁾

³ www.gardasee.de/oelmuehlen

⁴ www.gardasee.de/weingueter

BARDOLINO

Bardolino is one of the most important and well-known villages at the Garda Lake. It is situated at the Eastern shore about 30 km of the province capital Verona. Bardolino lies between Garda and Bardolino on the foot of a moraine hill with vineyards and olive trees. Bardolino is widely known for the production of the Bardolino wine as well as the rosé wine "chiarretto", but also the beauty of the old town with its narrow lanes and the typical "trattorie" and the long lakeside promenade are peculiar. "Punta Mirabello" and "punta Cornicello" are two salients which spread out into the water. ⁽⁵⁾

Not only for those who are looking for quietness, but also for mountain bikers and hikers Bardolino offers the perfect conditions for a successful stay. ⁽⁵⁾

WEEKLY MARKET

Every Thursday a weekly market attracts locals and tourists, in the early morning fresh local products and bargains are offered. ⁽⁵⁾

⁵ www.lago-di-garda.org/bardolino-gardasee.asp





II PROJECT

RESIDENCE ALZERONI

The property lies on an elevated southern hillside in Bardolino in a quite location, about 1,5 km from the old town. Thus, the Centre of Bardolino is in proximity and easily reachable on foot (20 min) or by bike (8 Min)

The Residence is in a residential area which is characterized by single family houses, hence in an exclusive position between single olive trees slightly away from the hectic lifestyle of Bardolino. Due to the hillside position a breathtaking lake view is guaranteed, this was a main criterion for the draft of the building.

The building is characterized by clear lines and a modern design language. The three floors were positioned offset in order to blend the building perfectly in the hillside. At the same time spacious terraces for a high quality of living resulted. You can enjoy long hours of sunshine as the building is oriented towards the southwest.

The facility consists of six apartments with their own private underground parking as well as a communal swimming pool. Each apartment has its own parking lot in the subterranean garage together with a cellar compartment (about 8-12 m²). In addition, 6 above-ground parking spaces will be provided.

LAKE VIEW

The facility offers you an amazing sea view. Due to the large window openings in the living and dining rooms the interior blend with the outdoor area and creates a lake feeling even on the sofa.

THE TERRACES

The sunny terraces are between 45 and 70 m² and provide a roofed area joining the main living area. In addition another part of the outdoor area can be used individually due to a "pergola"

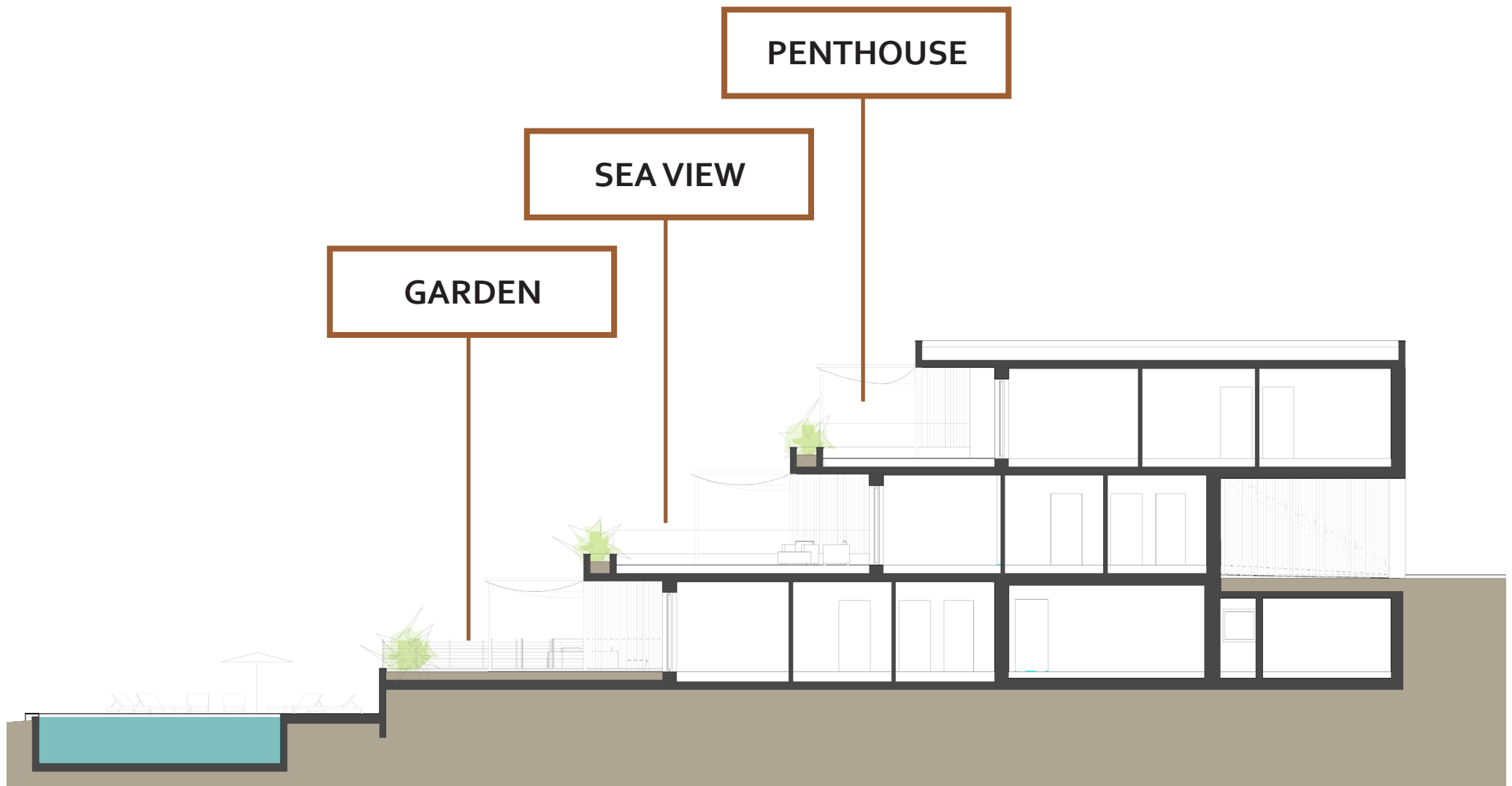
SWIMMING POOL

The swimming pool is 110 m² and can be used for all 6 apartments. Its exterior design allows different stinting and lying possibilities.









III APARTMENTS

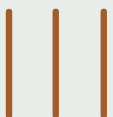
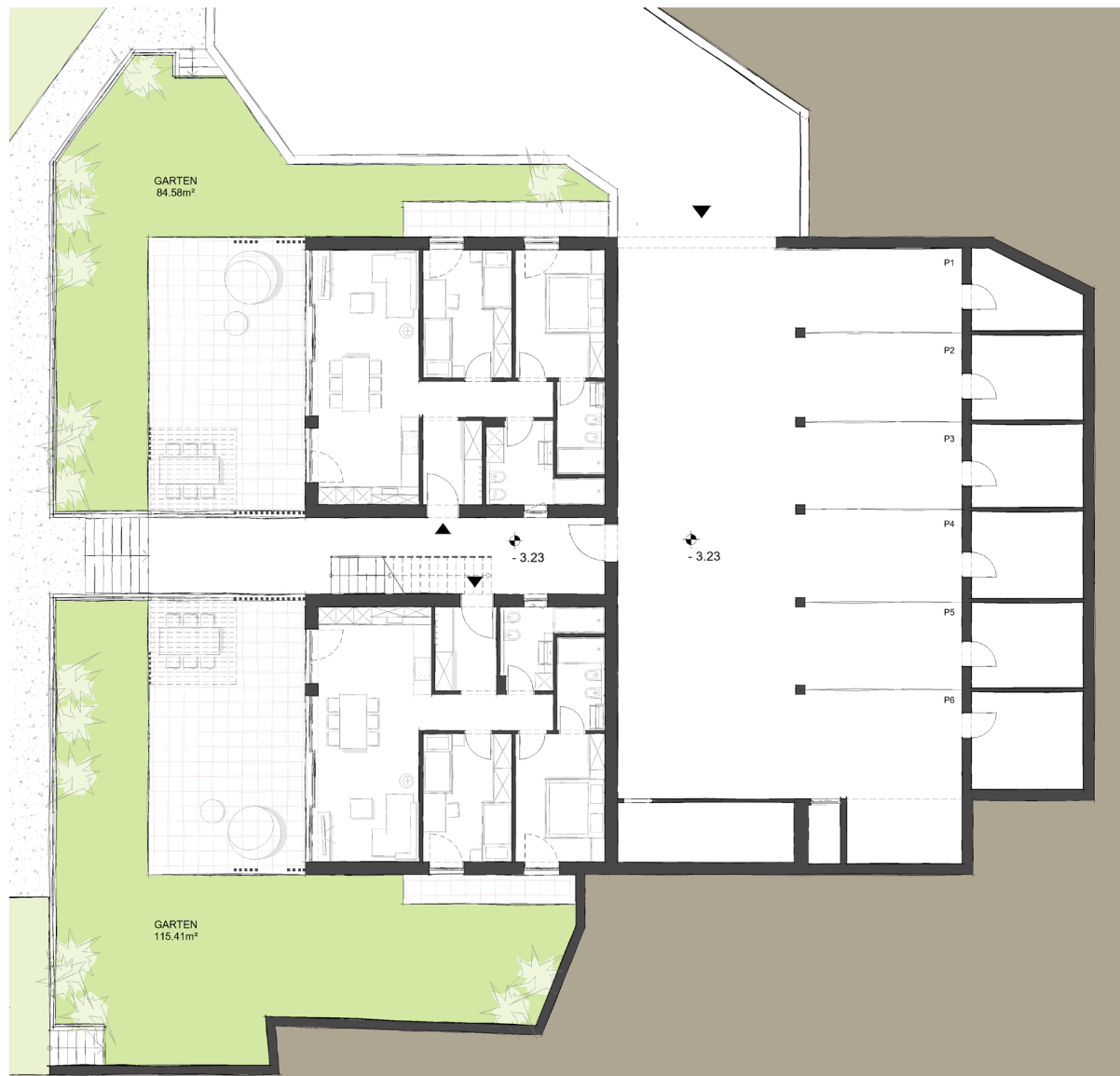
APARTMENT

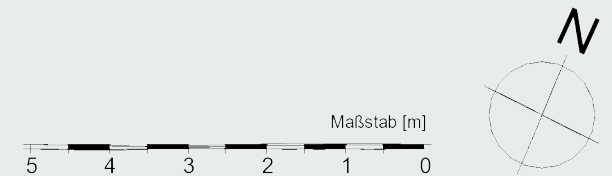
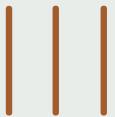
GARDEN

LIVING SPACE: 78.63 m²
TERRACE: 55.58 m²
GARDEN: 115.41m²

INTERIOR CONCEPT

ENTRANCE	5.86m ²
CORRIDOR	4.93m ²
LIVING/COOKING AREA	30.84m ²
BEDROOM	12.85m ²
BEDROOM	12.89m ²
BATHROOM	4.85m ²
BATHROOM	6.34m ²





APARTMENT

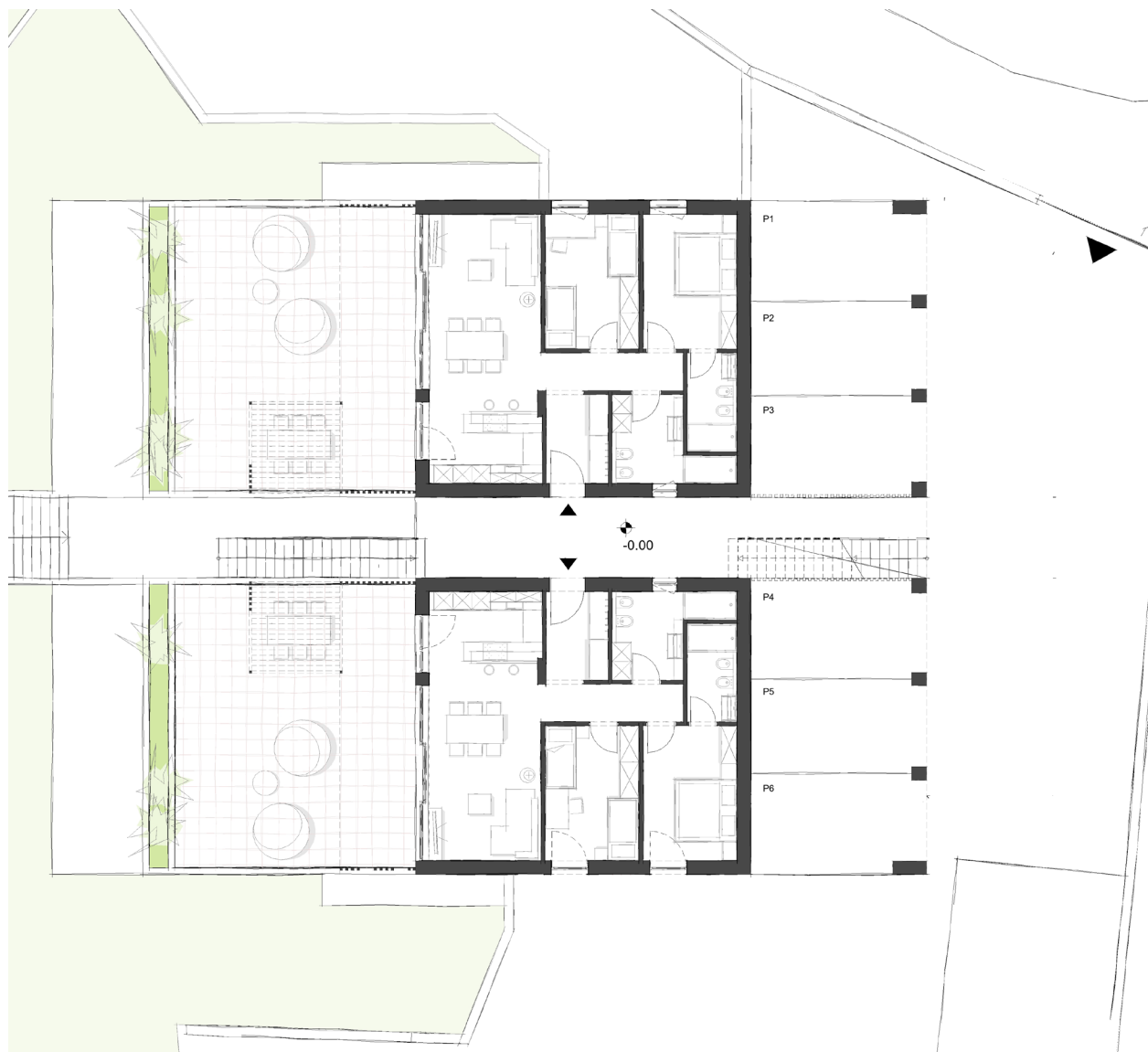
SEA VIEW

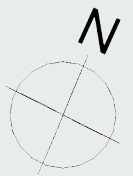
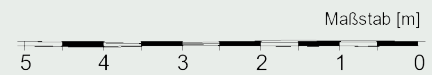
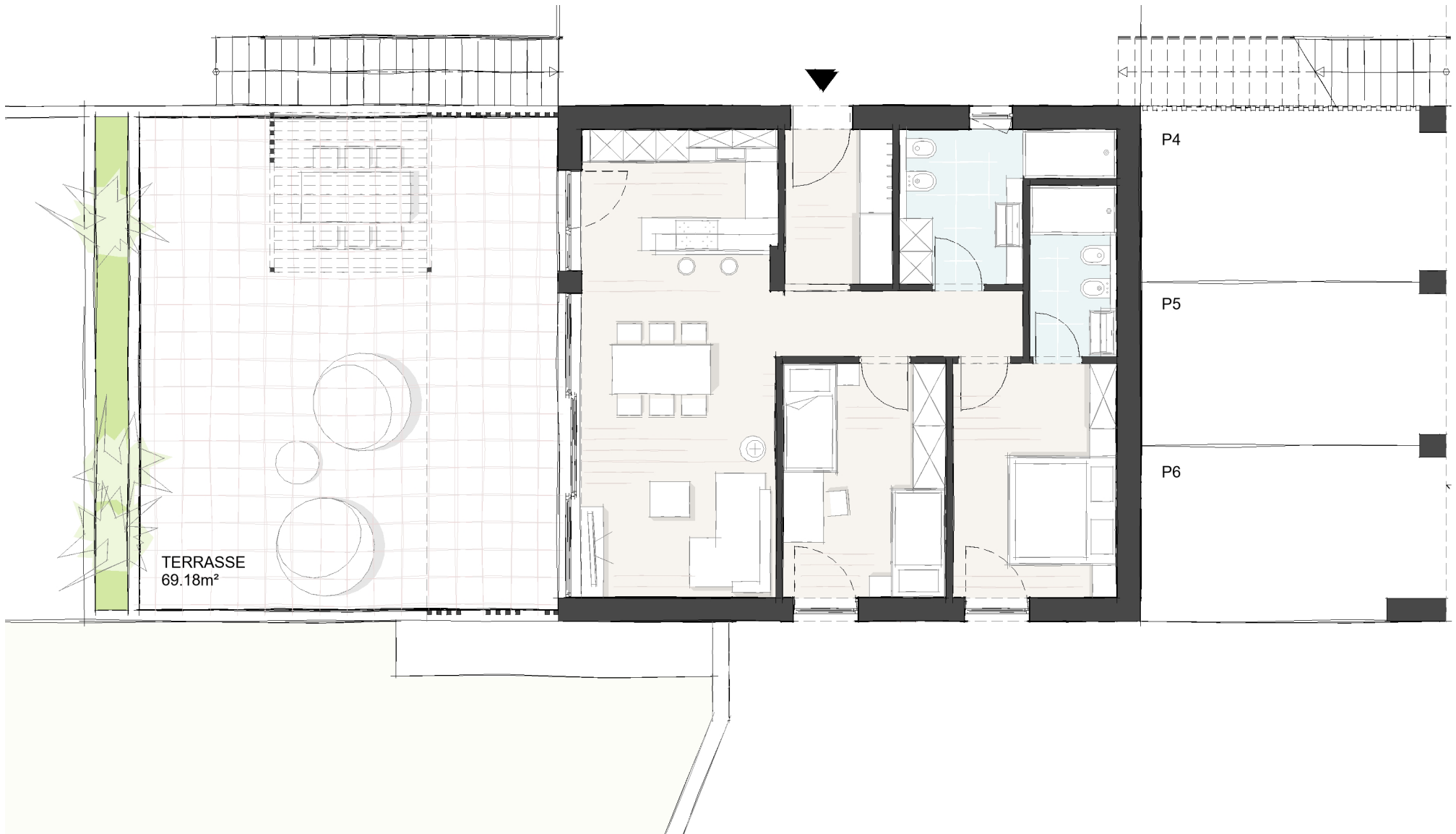
LIVING SPACE: 79.86 m²

TERRACE: 69.18 m²

INTERIOR CONCEPT

ENTRANCE	5.58m ²
CORRIDOR	5.42m ²
LIVING/COOKING AREA	30.52m ²
BEDROOM	12.85m ²
BEDROOM	12.89m ²
BATHROOM	4.85m ²
BATHROOM	7.75m ²





APARTMENT

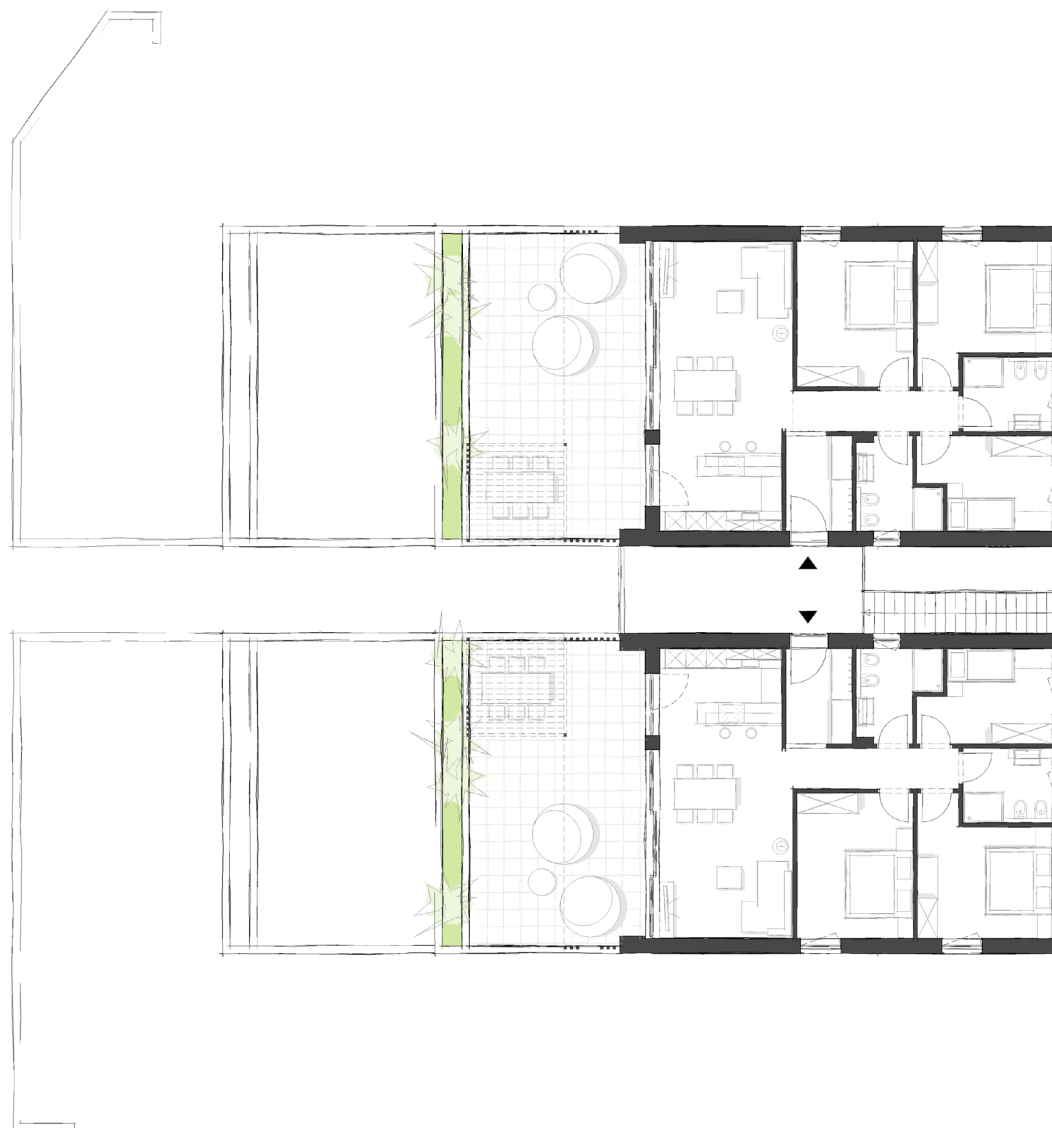
PENTHOUSE

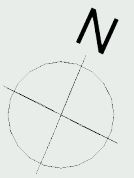
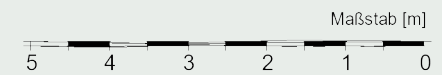
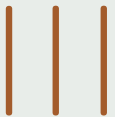
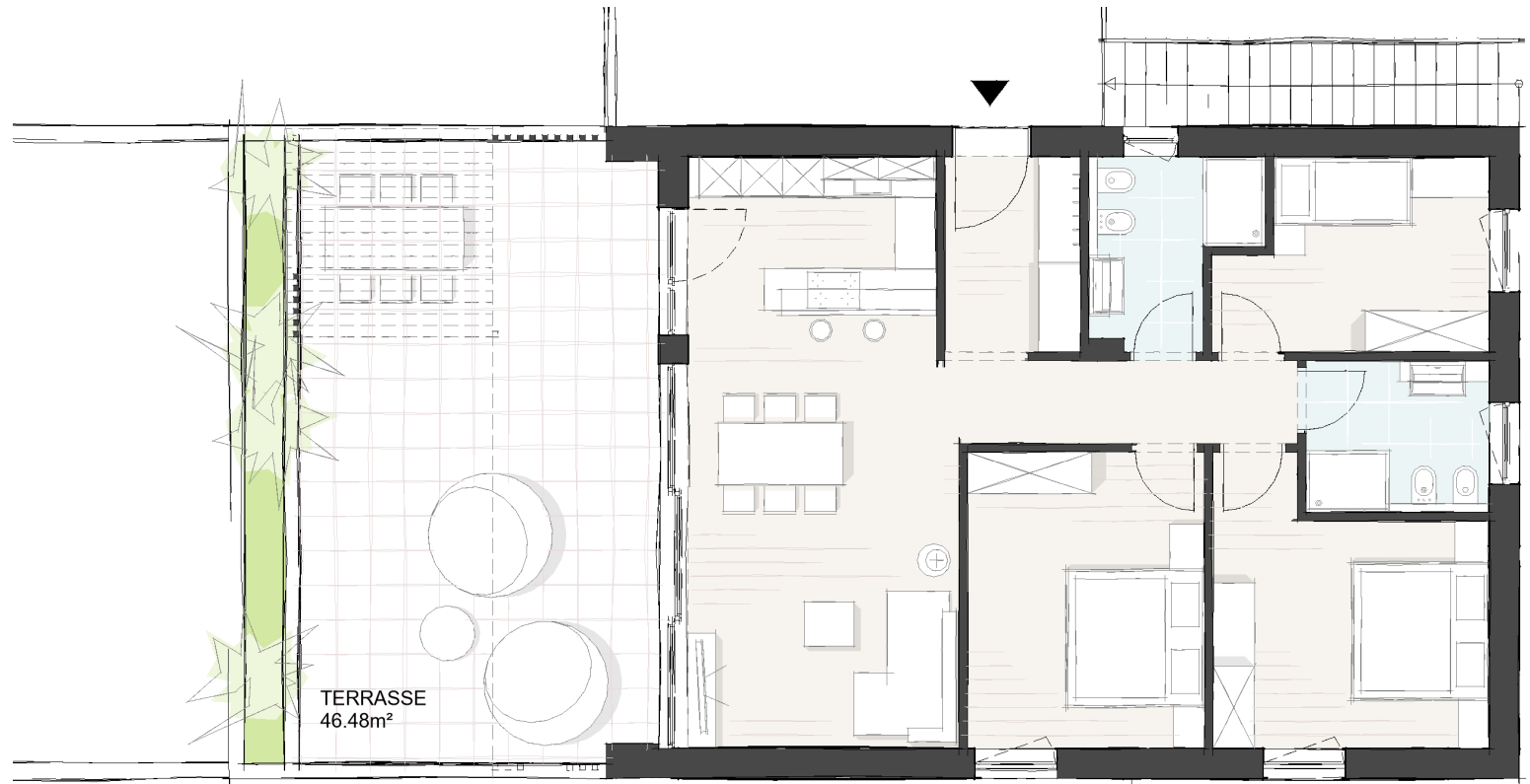
LIVING SPACE: 94.56 m²

TERRACE: 46.48 m²

INTERIOR CONCEPT

ENTRANCE	5.53m ²
CORRIDOR	5.87m ²
LIVING/COOKING AREA	32.70m ²
BEDROOM	14.72m ²
BEDROOM	14.41m ²
BATHROOM	5.68m ²
BEDROOM	10.08m ²
BATHROOM	5.57m ²







IV PHILOSOPHY



ENERGY EFFICIENCY

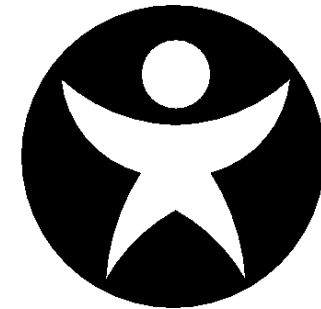
The topic of energy efficiency has already emerged in the planning. The orientation of the building as well as the optimum position of the single window elements and their shade solutions have been studied precisely in the draft and then adapted to the user requirements in order to guarantee a high quality of living. Regarding the total efficiency, the building corresponds to the highest category and can thus be considered a zero energy house.



SUSTAINABLE BUILDING

Regarding the impact on the environment, the health and the well being of the inhabitants of the building, sustainable building is one of the main criterions of this project.

The building will be constructed in a massive brick structure with breathable plaster in order guarantee a pleasant and healthy indoor climate. The spacious window opening support the use of natural daylight and contribute to the acoustic comfort due to their triple glazing.



INDIVIDUAL ROOM DESIGN

Materials and indoor surfaces can be defined together at an early stage of planning. In addition it is possible to customize the space program individually according to the clients 'imagination. Each living unit can become your new home. Turn your bathroom into a wellness area or make a relaxing zone out of your living room, just according to your taste and personal style, our planners will be happy to help you!

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