



ELVEA

RESIDENZE

SEE, FEEL, LIVE.

Via Bell'Italia
PESCHIERA DEL GARDA (VR) ITALY



BROCHURE



A NEW WAY OF LIVING.

Elvea Residenze is designed for those seeking a place to reconnect, to live consciously, and to experience each day as a sensory journey. Elvea Residenze: a new way of living. An invitation to see, feel, and live the authentic beauty of the lake – every single day.



Elvea speaks the language of Emotions.

Every detail, from the carefully selected materials to the layout of the spaces, is designed to offer an harmonious balance between comfort, aesthetic, and nature. This is not just luxury – it's care. It's a commitment to quality, a desire to create a living experience that embraces the whole person: visually, emotionally, and sensorially. It's the privilege of seeing the beauty around you, feeling the peace that surrounds you, and living each moment with depth and authenticity.



SEE
FEEL
LIVE



More than a private residence.



Just 200 meters from the lakeshore



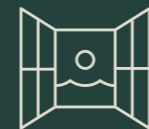
18 prestigious residential solutions



Wellness areas



Privacy and security



Terraces and lake-view penthouses

Contents.

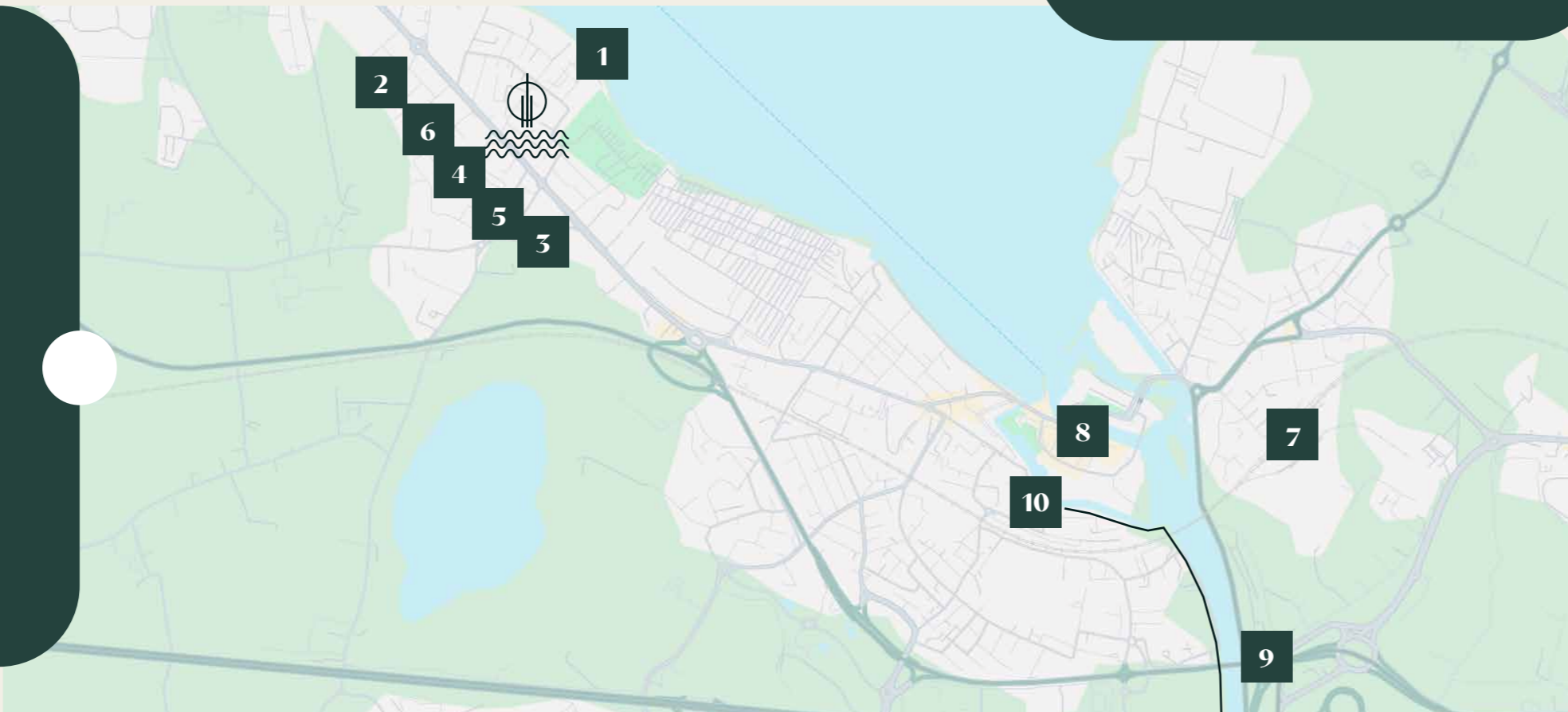
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The territory Peschiera del Garda.

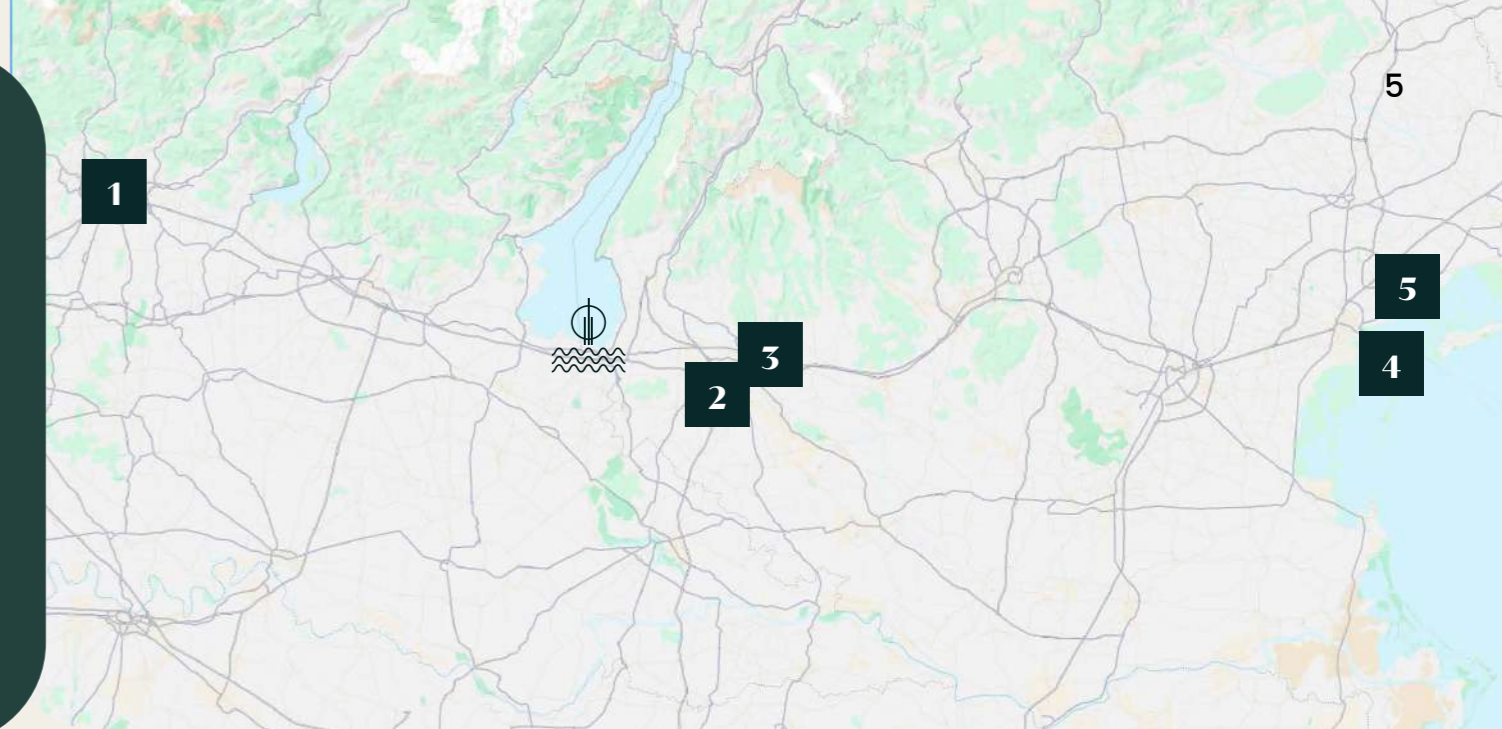
Located between the crystal-clear waters of the lake and the ancient Venetian walls, Peschiera del Garda is a place where history and nature meet in perfect harmony. Here, time seems to slow down – among charming alleyways, lively piazzas, and lakeside promenades which tell stories of light and reflections.



- | | |
|-----------------------|--|
| 1 Beach | 6 Pharmacy |
| 2 Supermarket | 7 Railway station |
| 3 Kindergarten | 8 City center |
| 4 Bus stop | 9 Highway toll booth |
| 5 Post office | 10 Bike lane
Peschiera-Mantova |



- | | |
|----------|---|
| 1 | Milano Bergamo Airport
60 min. |
| 2 | Valerio Catullo Airport
25 min. |
| 3 | Verona
25 min. |
| 4 | Venezia
80 min. |
| 5 | Marco Polo Airport
80 min. |

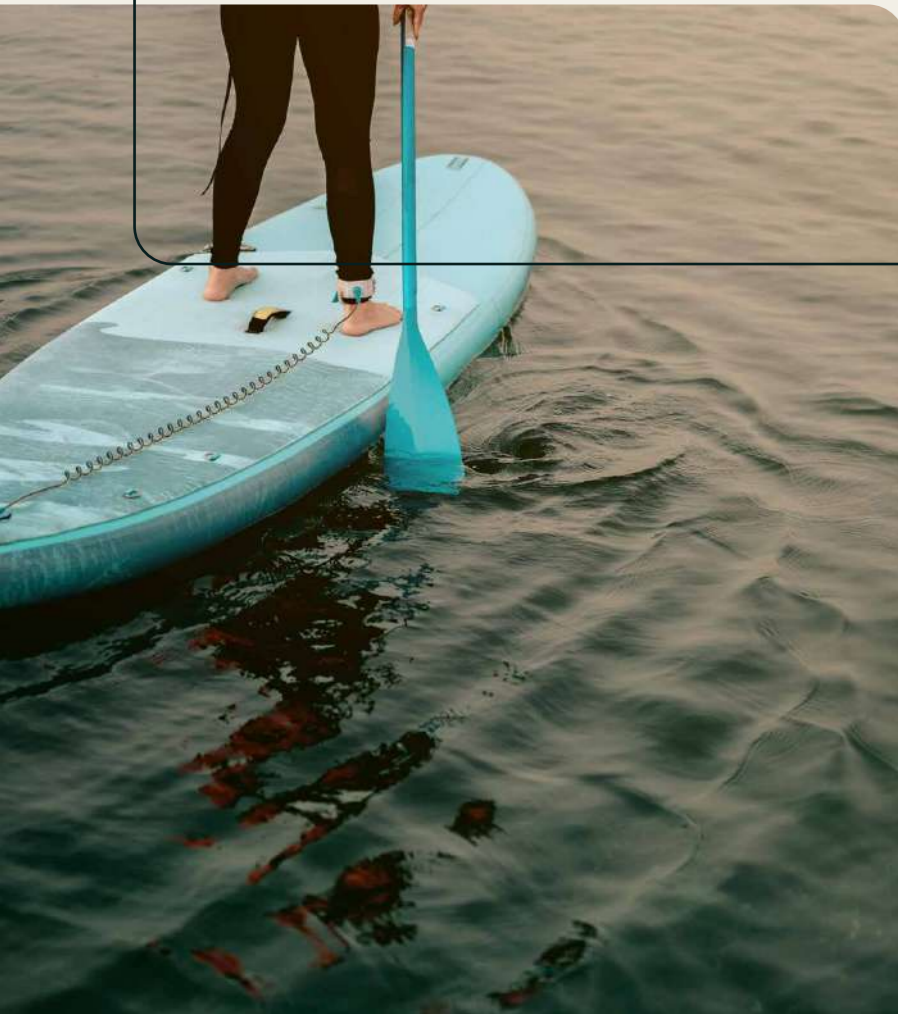


Strategically located in the heart of Northern Italy, Peschiera del Garda is just a short distance from major airports and some of the most important cities of the Country , such as Verona and Venice. All of this is set within a unique landscape of lake waters and the gentle green hills of Lugana.

The town offers all essential services: schools, supermarkets, pharmacies, sports centers, restaurants, healthcare facilities, and a well-connected transportation network, including a nearby train station and easy access to the motorway. Elvea Residences is located in one of the most requested areas of Peschiera del Garda, combining the tranquility of an elegant neighborhood with the convenience of having everything handy close. The Tree lined promenades, proximity of the lake, the cycle path and the pedestrian area inside the heart of the historical center, make this area the ideal place for those who appreciate quality of life or simply seek a refined and charming retreat.

The territory The water.

The waters of Lake Garda offer a world of possibilities, where nature, movement, and relaxation come together in perfect harmony. Each day, the lake becomes a stage for activities that suit every pace and every desire – from moments of deep stillness to vibrant energy. With light that shifts throughout the day and landscapes reflected on the water's surface, Lake Garda offers you moments to live and to share, letting you discover, enjoy, and reconnect with the natural world. Whether you choose to float gently or embrace the rhythm of the waves, every experience on the lake has the power to refresh both body and mind. Here, water is not just a backdrop – it is a living presence, the true protagonist of unforgettable days.



Water sports.

Lake Garda is one of Europe's premier destinations for water sports, thanks to favorable weather conditions and steady winds such as the "Peler" and the "Ora". Its geography supports high-level performance in Olympic sailing, windsurfing, and kitesurfing. A wide range of fully equipped centers offer rentals and lessons for kayaking, paddleboarding, and scuba diving – perfect for both beginners and experienced divers.

Beaches.

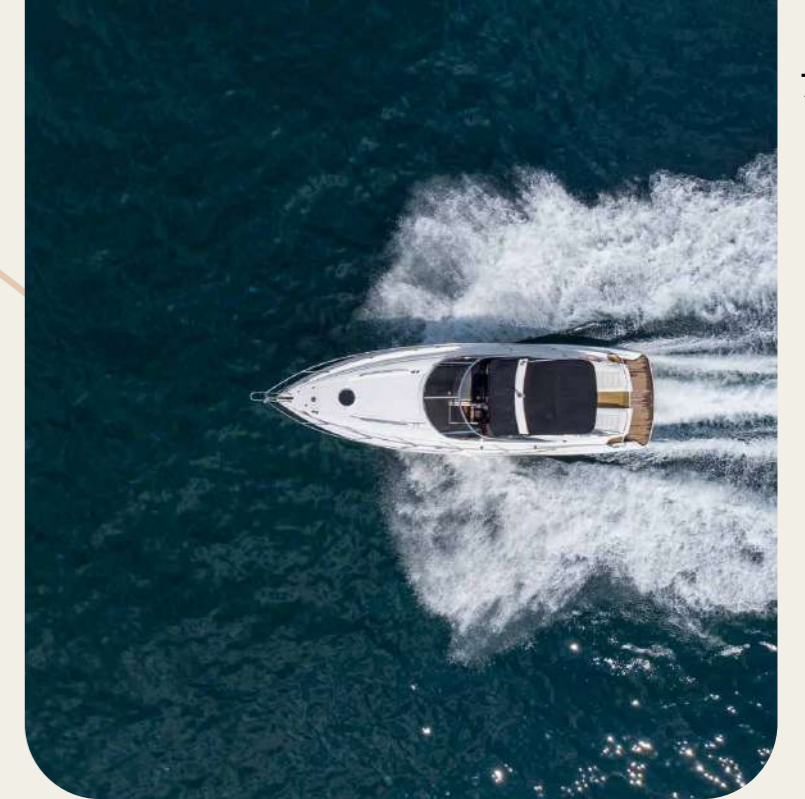
Peschiera del Garda offers well-maintained, easily accessible beaches – ideal for relaxing between nature and crystal-clear waters. Among the most popular are "Spiaggia Cappuccini", located near the town center, and "Spiaggia dei Pioppi", surrounded by greenery. Along the shoreline, you'll also find free-access areas and equipped beach clubs, perfect for families, couples, or water sports enthusiasts.

Boat experience.

Boat trips departing from Peschiera del Garda offer a unique way to explore the lake – navigating scenic landscapes, historic villages, and hidden coves. Romantic cruises, guided tours, or personalized rentals (with or without a skipper) are all available. It's a relaxing and captivating way to experience the lake from a different and more authentic perspective.

Thermal springs.

Just a few kilometers from Peschiera del Garda, some of the lake's most renowned thermal springs await. The most famous are the "Terme di Sirmione", fed by a natural spring emerging from the depths of the lake at over 60°C. These mineral-rich waters are celebrated for their relaxing and therapeutic properties.



The territory The land.

The landscape surrounding Lake Garda is a constant invitation to move, explore, and breathe deeply. Between gentle hills, historic vineyards, and paths that weave through nature and culture, every step reveals the authentic beauty of a place rich in inspiration. Whether it's a slow walk along ancient walls, a bike ride on the Mincio river cycle path, or a hike through the Lugana hills, every experience is deeply rooted in the land and tells its story.

Ancient villages, local markets, open-air events, and traditional flavors come together in a simple yet profound harmony.

Every day can become a journey through history, nature, and authenticity.



Outdoor sports & Nature.

The Lake Garda region is ideal for outdoor sports enthusiasts. Well-marked trails offer opportunities for hiking and trekking through hills, mountains, and protected natural areas such as Monte Baldo. Cycle paths – like the renowned bike path on the river Mincio – provide safe but scenic routes for both road and mountain bikes. For the more adventurous, there are equipped spaces for climbing cliffs and riding stables for horseback excursions surrounded by nature.

History & Culture.

Peschiera's historic center, enclosed by majestic Venetian walls and recognized as a UNESCO World Heritage Site, tells centuries of stories and battles. Through fortresses, churches, and lively squares, the past comes to life. Local culture is also preserved in museums like the Museo della Pesca e delle Tradizioni Lacustri and Museo diffuso del Risorgimento, both sharing the rich history and heritage of the region. Festivals and cultural events round out the experience, offering authentic and immersive encounters.

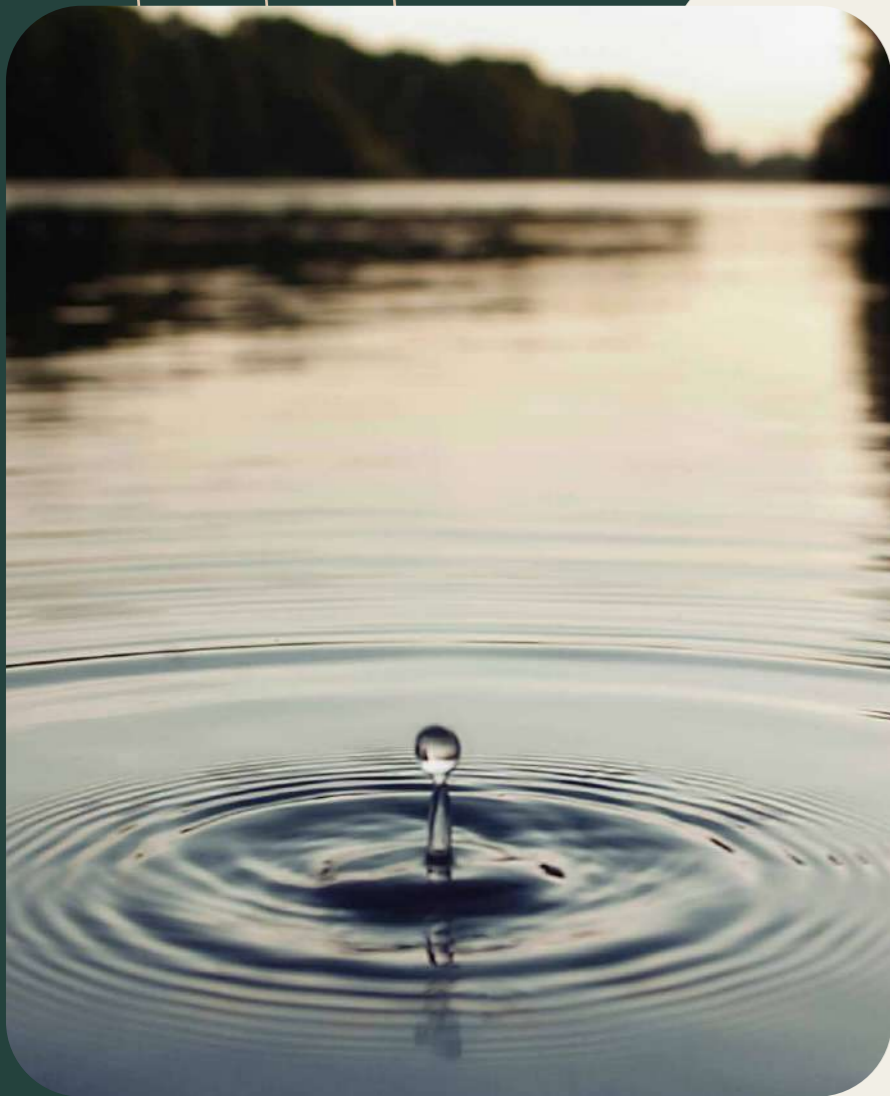
Food & Wine.

In and around Peschiera del Garda, local cuisine celebrates authentic flavors with traditional dishes like risotto con tinca and luccio in salsa, staples of the lake's culinary heritage. Alongside these specialties, local wineries offer tastings of prestigious wines – most notably Lugana DOC, a fresh, aromatic white that perfectly complements regional cuisine. Visiting the wineries means discovering the secrets of winemaking while enjoying high-quality products in breathtaking settings, a complete sensory experience between authentic flavors and breathtaking landscapes.

Amusement Parks.

Just outside Peschiera del Garda are some of Italy's most famous theme parks. Gardaland offers rides and entertainment for all ages, while Movieland Park brings the magic of cinema to life. For nature lovers, Parco Natura Viva provides an unforgettable safari experience with animals from across the globe. These parks offer the perfect combination of fun and the natural beauty of Lake Garda.





More than a project

The Philosophy of Elvea Residence.

Elvea Residence is a name that seems whispered by the lake itself – like the soft song of a fairy emerging from the water in the early morning light. Elegant, ethereal, serene: Elvea embodies that gentle, profound beauty that belongs to the purest forms of nature. Like a magical presence walking along the shore, leaving barely a trace, this residence blends effortlessly into the landscape, bringing harmony, light, and refined grace. Every line, every material, every space is designed to evoke the same feeling of wonder and lightness: living here is like dwelling in a dream that rises from water and becomes reality.

See, Feel, Live – an invitation to fully immerse yourself in the unique experience offered by Elvea Residence.



SEE

To see means to be enchanted by the breathtaking views of the lake and its surrounding landscape, revealed through windows and panoramic terraces.



FEEL

To feel is to perceive the harmony of natural sounds – the gentle rustling of leaves, the soft rhythm of water, the peaceful atmosphere that fills every room.



LIVE

To live is to inhabit a space that is more than a home – a place where body and soul find balance, rest, and inspiration in continuous dialogue with beauty and quality of life.



Elvea Services

Immerse Yourself in Comfort.

Elvea Residence represents a complete and sophisticated residential concept, designed to meet all the needs of modern living without sacrificing comfort or elegance. Every detail of the private and shared spaces has been carefully designed to ensure functionality, practicality, and a lasting sense of well-being.

The environments are conceived to promote both relaxation and social interaction, creating the perfect balance between privacy and connection.



NATURA

GROUND FLOOR

- 1 Entrance
- 2 Swimming Pool
- 3 Club House
- 4 Reading room
- 5 Silent Room
- 6 Private box access

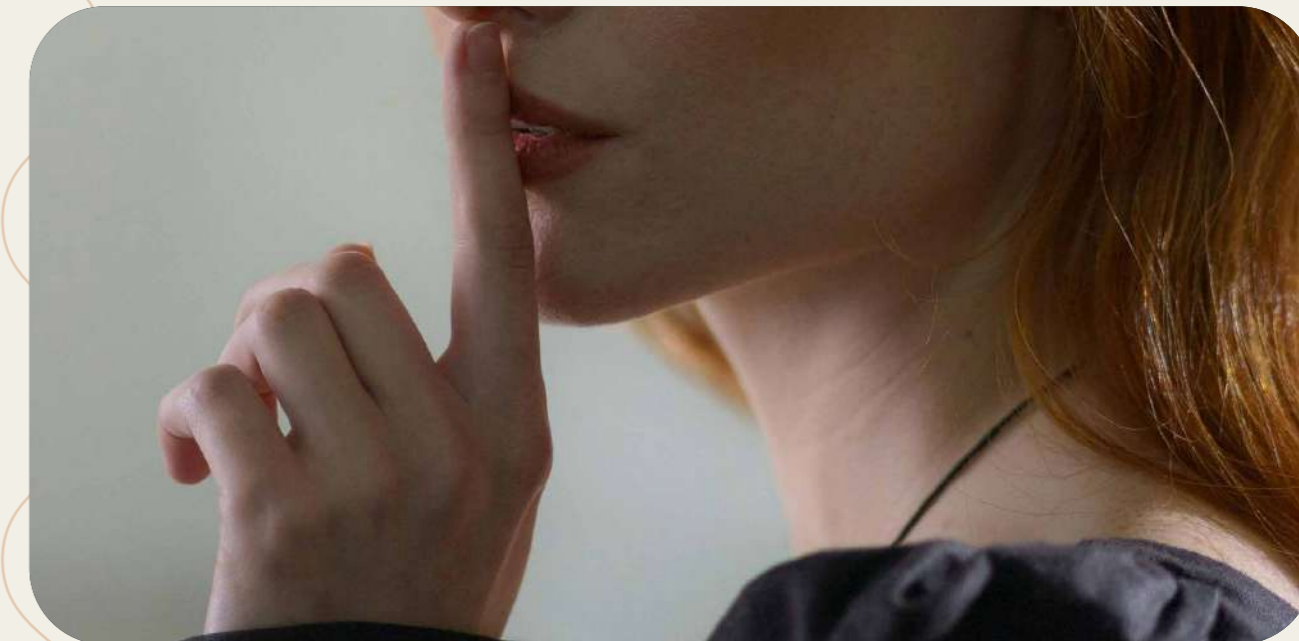




The Living Room of Elvea Residenze.

An exclusive, refined CLUB HOUSE designed for relaxation, reading, and sharing. The lounge area welcomes residents with comfortable armchairs, while the READING ROOM features a curated selection of books. A space to slow down, meet in peace, or dive into a good book – at the heart of a truly exclusive setting, where every detail enhances daily well-being.





Take your time in total silence.

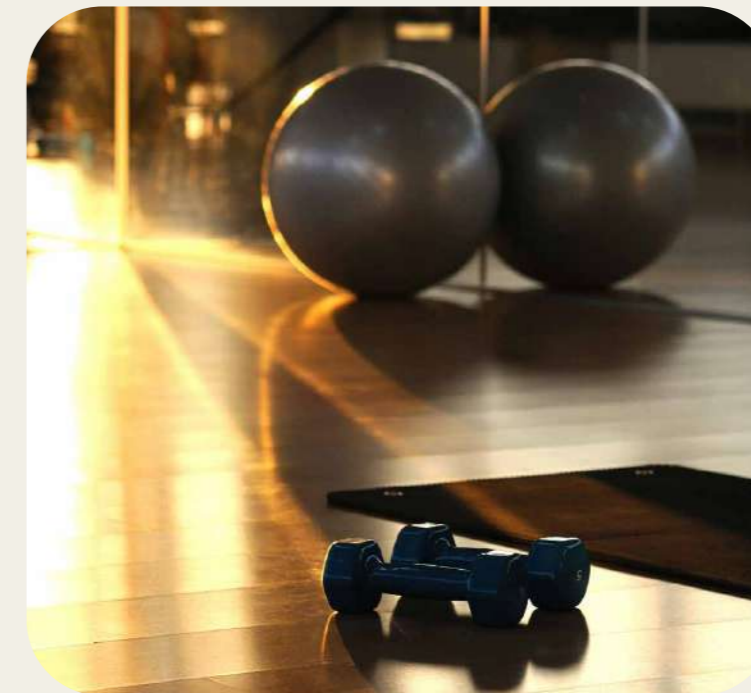
A quiet, intimate space created to restore calm and focus – far from the noise and speed of everyday life. The SILENT ROOM is designed to offer an experience of absolute stillness: ideal for reading, meditating, or simply switching off your mind. An exclusive refuge of silence, where well-being is found not only in sound – but in its absence.



A dive into Comfort and Relaxation.

Thanks to its iconic SWIMMING POOL, time slows down and well-being takes over. Surrounded by refined finishes and landscaped spaces, the pool is designed for moments of relaxation, rejuvenation, and social enjoyment. Whether it's a morning swim, an afternoon in the sun, or a lakeside aperitif, every detail is crafted to offer an exclusive experience.





Fitness Lounge for your Well-being.

A stylish, fully equipped FITNESS LOUNGE designed to support your wellness journey without compromising on comfort and aesthetics. Outfitted with cutting-edge equipment, the space offers a welcoming, functional environment – perfect for personalized workouts and moments of revitalizing energy.

NOTE: The gym equipment may also be refurbished.

BASEMENT FLOOR

- 1 Private box access
- 2 Fitness lounge
- 3 Laundry room
- 4 Storage
- 5 Locker room
- 6 E-Bike room



A Home that's always connected.

The BTicino “Now” Smart System is the technological heart of Elvea Residence: an intelligent solution that simplifies everyday life and allows full remote control of lighting, shutters, and energy loads.

The system efficiently manages available power, prioritizing connected devices to prevent electrical blackouts. A discreet yet powerful way to enjoy your home in greater freedom and harmony with your lifestyle.



Shared Amenities & Security.

Access to common areas (living lounge, fitness lounge, laundry room, bicycle storage) is managed through a badge-controlled system. Each unit will be provided with two personalized badges. The building will be equipped with condominium Wi-Fi and a video surveillance system monitoring shared spaces such as the living area, fitness lounge, bike room, and the garage ramp, all connected to a recording system for more safety.



Biking with freedom.

For cycling enthusiasts, Elvea Residence includes three E-Bikes stored in a dedicated, video-monitored room equipped with charging stations. A thoughtful and exclusive service that reflects the care Elvea devotes to residents who enjoy life on two wheels.



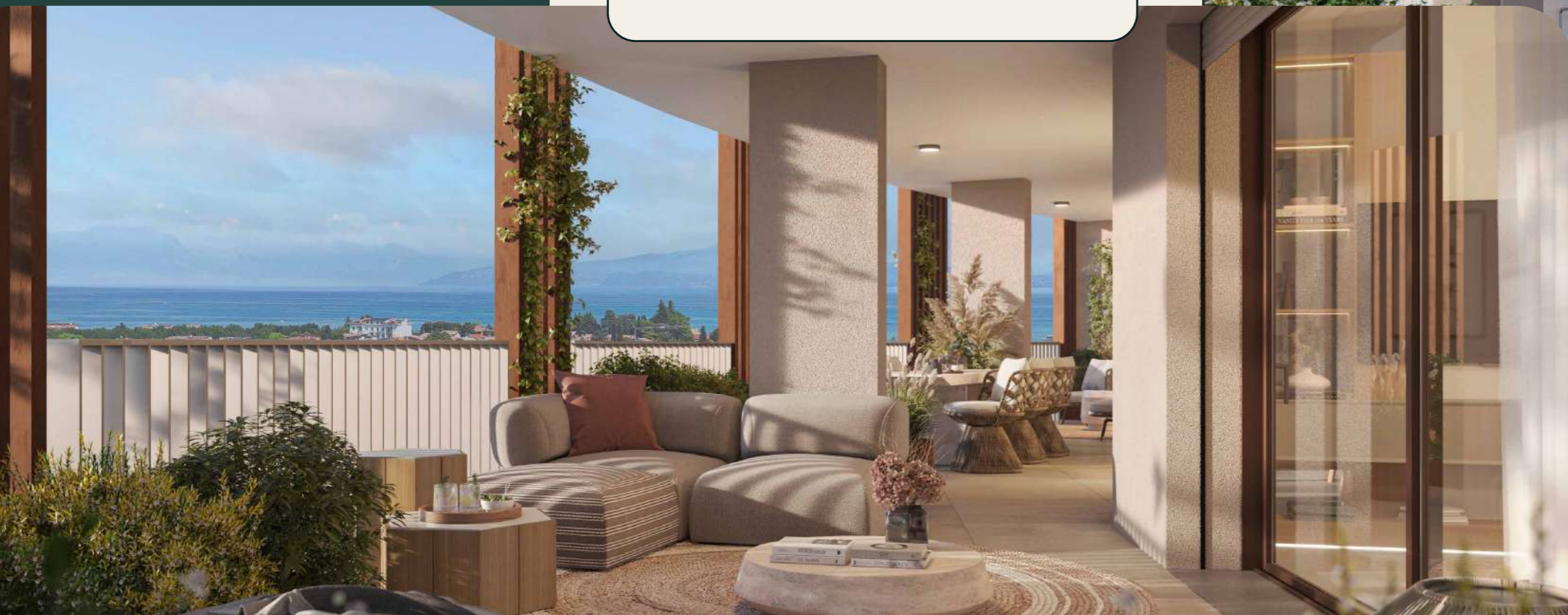
Fully equipped laundry rooms.

Elvea also considers daily needs: two laundry rooms, one per staircase, are available to residents – perfect for seasonal washes, post-sport gear, or large loads. Each laundry room will be equipped with a 6 kg washer and dryer, operated on a pay-per-use basis, exclusively for residents.



● Lake Views from Terraces and Sundeck.

At Elvea Residenze, every terrace is an open threshold to enchantment. Spacious areas suspended between architecture and nature overlook the shimmering waters of Lake Garda – where light dances and time slows. Here, the day begins with a sunlit embrace and ends under starlit skies. The sun decks become private retreats where you can breathe beauty, listen to the silence, and feel truly part of the landscape. A rare privilege: to live where the view becomes emotion.



Residential solutions

Quality Revealed in Every Detail.

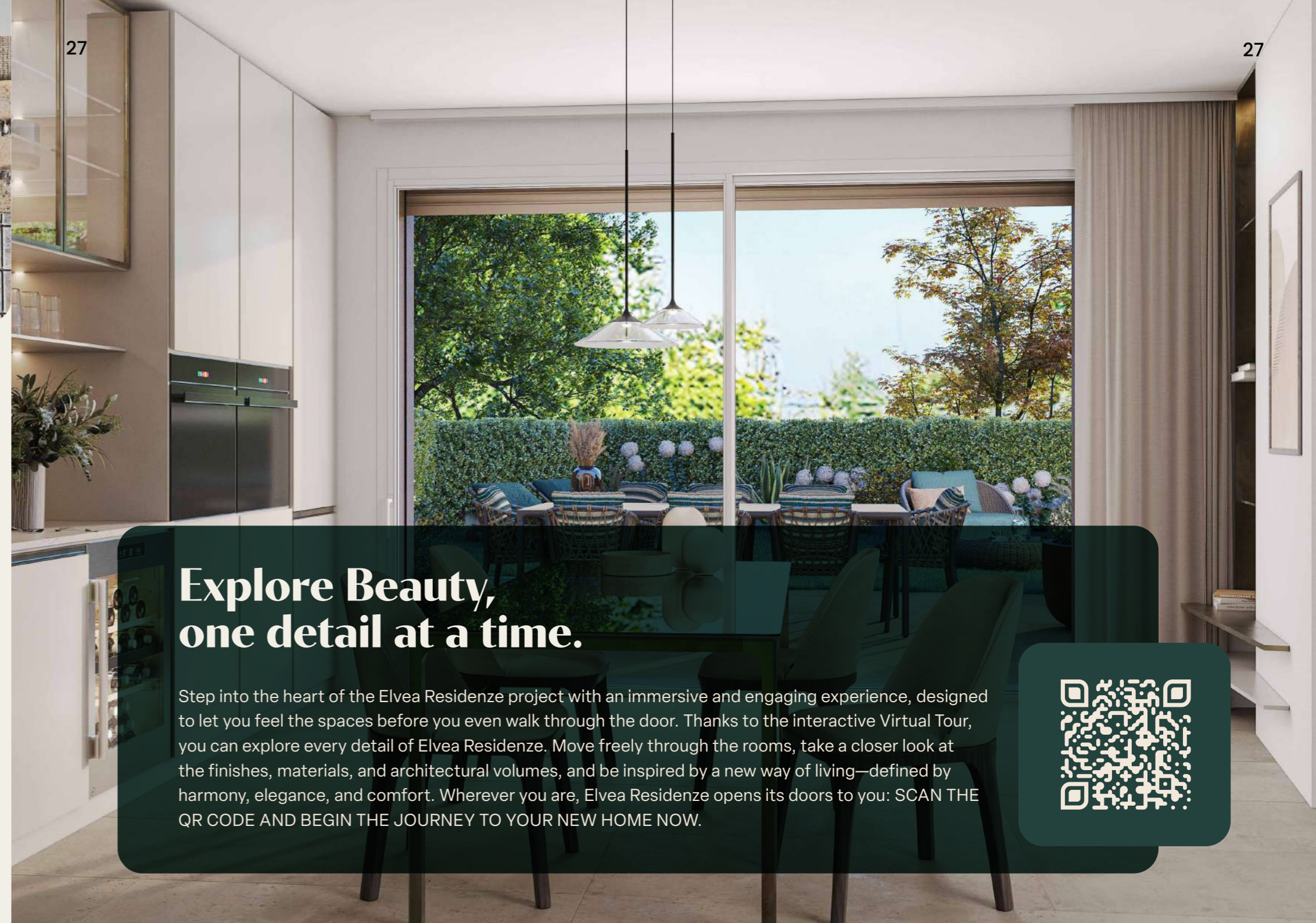
The interiors of Elvea Residenze are designed with care and intelligence to offer harmonious, functional spaces that strike the perfect balance between aesthetics and comfort. Every room is conceived to enhance natural light, support everyday living, and welcome contemporary furnishings and solutions. Design choices prioritize spatial fluidity, a sense of openness, and overall well-being in living the apartments – making each apartment a bespoke living space, gracefully tailored to the needs of those who call it home.

NATURA GROUND FLOOR
ALBA FIRST FLOOR
ONDE SECOND FLOOR
SOLE THIRD FLOOR & SUNDECK



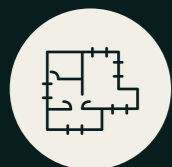
Explore Beauty, one detail at a time.

Step into the heart of the Elvea Residenze project with an immersive and engaging experience, designed to let you feel the spaces before you even walk through the door. Thanks to the interactive Virtual Tour, you can explore every detail of Elvea Residenze. Move freely through the rooms, take a closer look at the finishes, materials, and architectural volumes, and be inspired by a new way of living—defined by harmony, elegance, and comfort. Wherever you are, Elvea Residenze opens its doors to you: SCAN THE QR CODE AND BEGIN THE JOURNEY TO YOUR NEW HOME NOW.



NATURA

GROUND FLOOR



4 RESIDENCES



PRIVATE
GARDENS



2 BEDROOMS



2 BATHROOMS



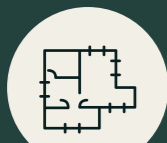






ALBA

FIRST FLOOR



6 RESIDENCES



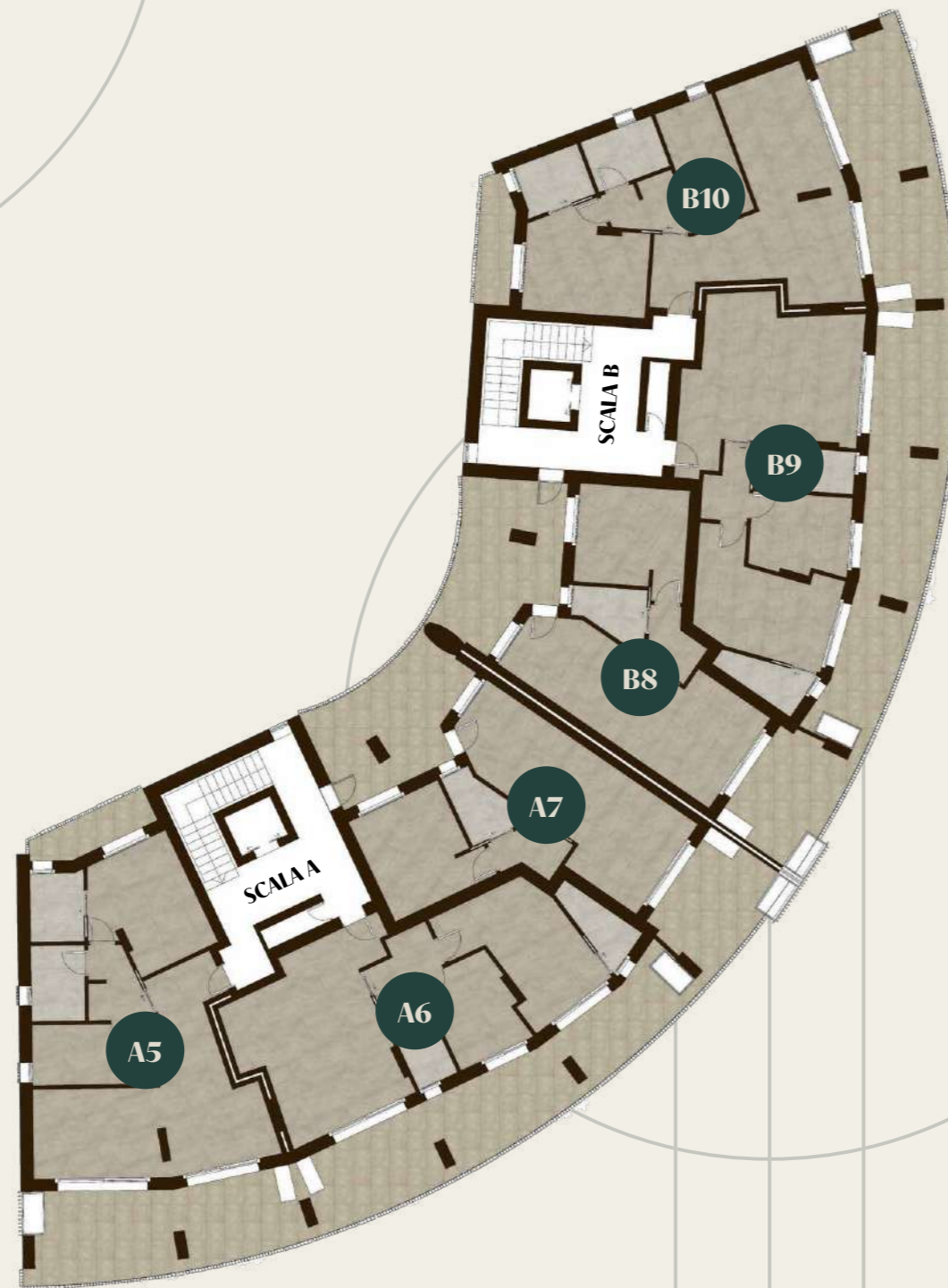
SPACIOUS TERRACES



1/2 BEDROOMS



1/2 BATHROOMS





ONDE

SECOND FLOOR



4 RESIDENCES



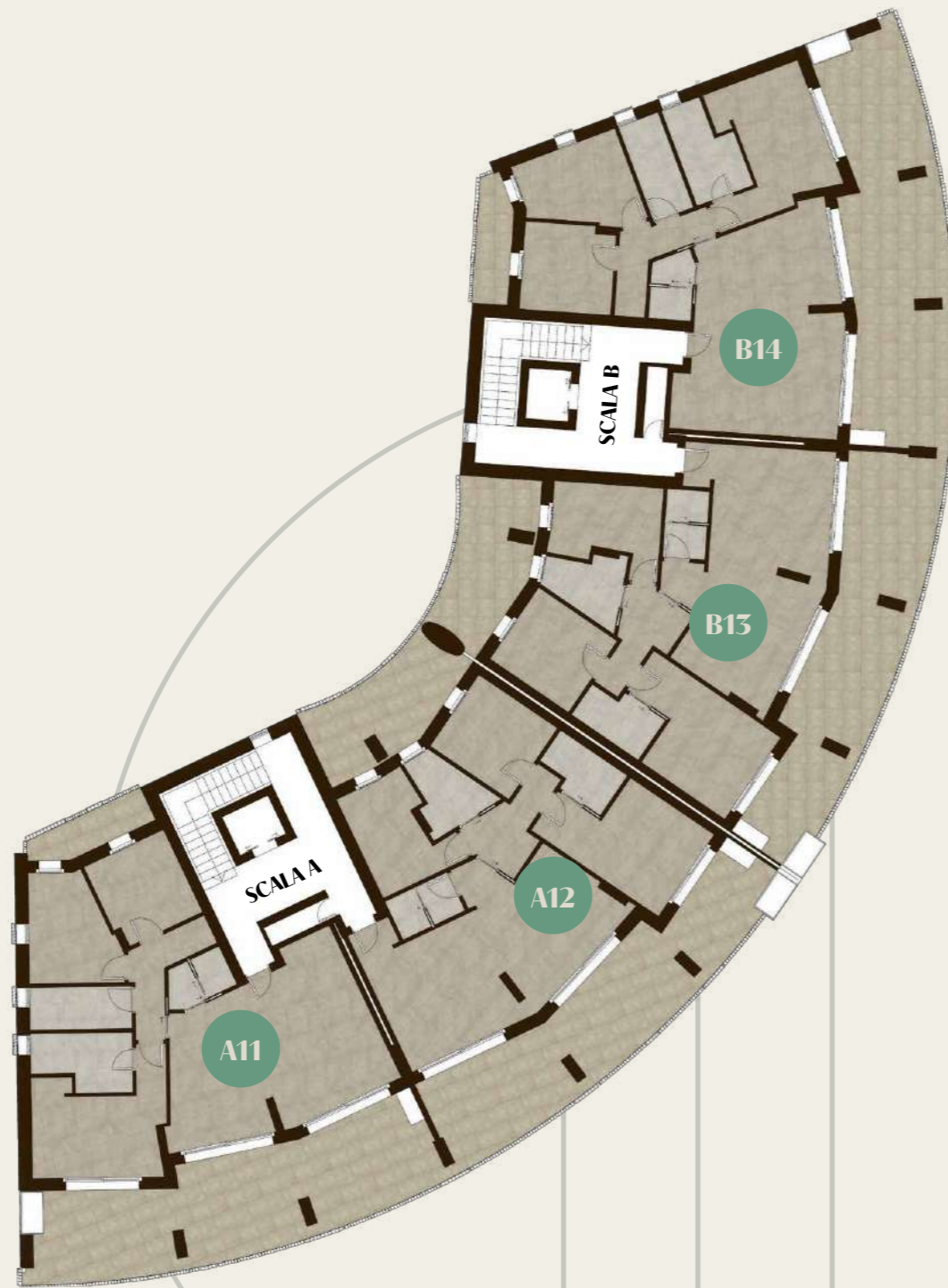
SPACIOUS PANORAMIC
TERRACES



3 BEDROOMS



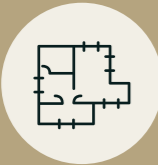
3 BATHROOMS







SOLE
THIRD FLOOR



4 RESIDENCES



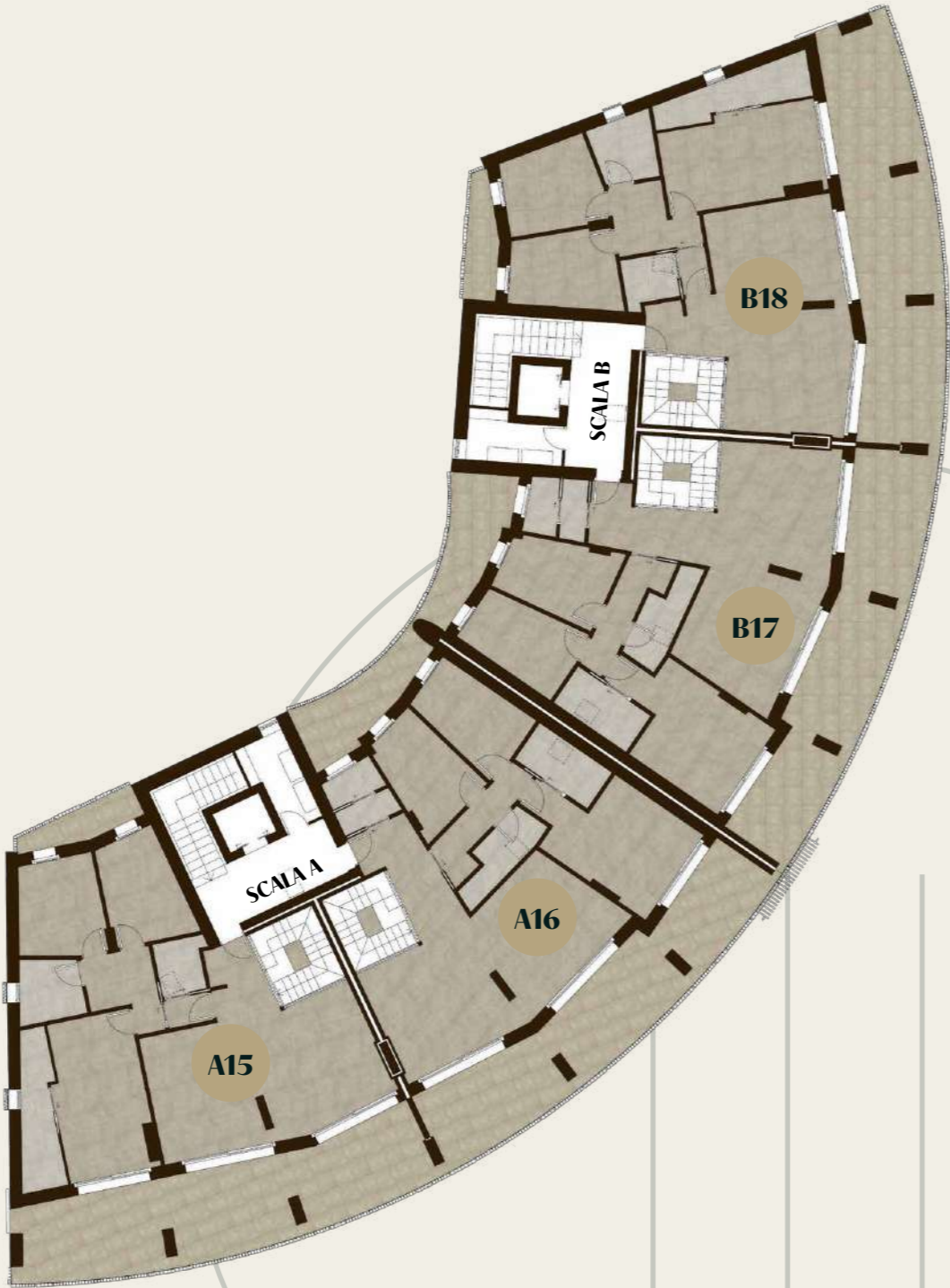
SPACIOUS PANORAMIC
TERRACES



3 BEDROOMS



3 BATHROOMS



SOLE
SUNDECK



4 SPACIOUS PRIVATE
PANORAMIC SUNDECKS



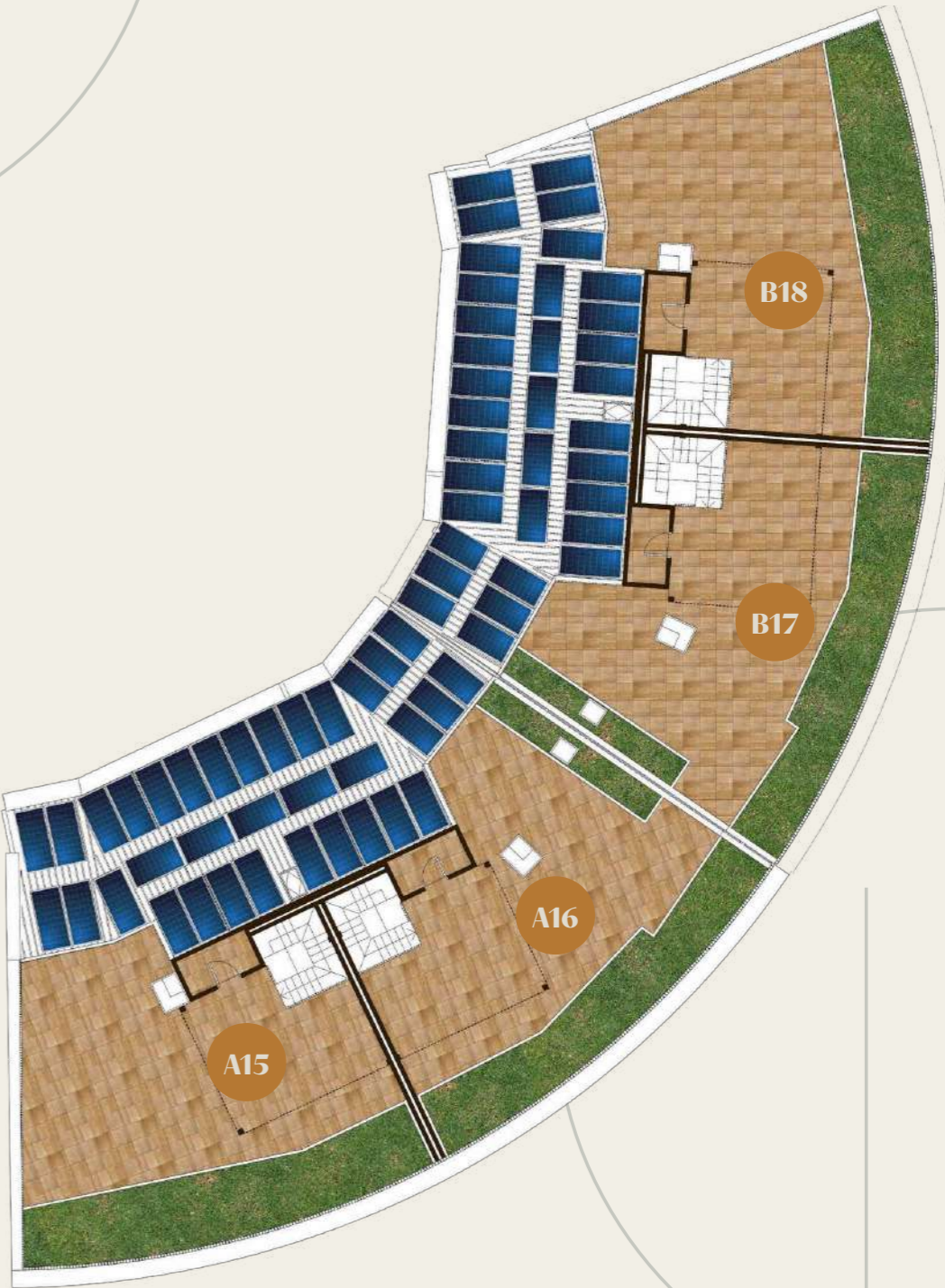
DIRECT INTERNAL
ACCESS



MINI POOL



VENTILATED PERGOLA
WITH PRIVATE
SOLAR PANELS















CONTACTS



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SCAN THE QR CODE
AND DISCOVER THE WEBSITE
OF ELVEA RESIDENZE

AN INITIATIVE BY GARDA GROUP S.R.L.



PARTNERS

Project Management:



Architecture Studio:



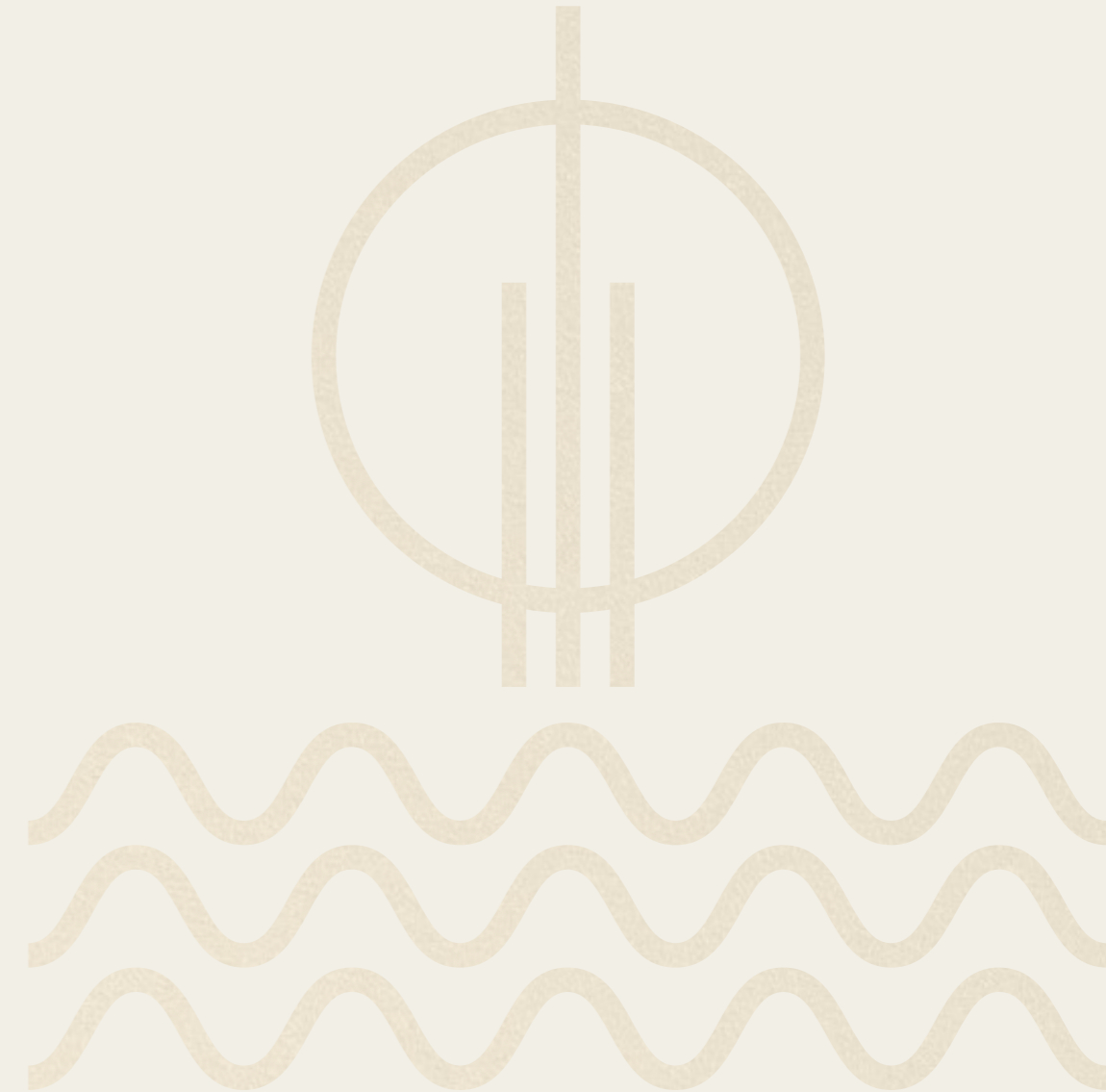
STUDIO TECNICO DI PROGETTAZIONE

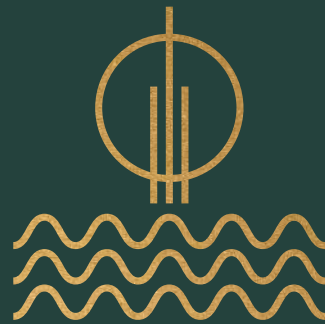
ARCH. PAOLO CRISTINI , GEOM. DIEGO PEGORARO , ARCH. CRISTIANO COMINI

GRAPHICS AND RENDERS:



www.4realstudio.com





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BROCHURE