



VILLE GARDENIA



Padenghe sul Garda

un' iniziativa di / an initiative of / eine initiative von
Immobiliare del Porto S.r.l.

Italiano /

03

English /

60

Deutsch /

116



Italiano



Ville Gardenia è un complesso residenziale composto da due unità abitative situato nella zona collinare di Padenghe Sul Garda, al confine con Soiano del Lago, in provincia di Brescia.

Il progetto consiste nella realizzazione di due ampie ville attigue e totalmente indipendenti, rivolte al lago, che godono sia di una vista molto gradevole e panoramica sia di un'esposizione solare continua durante tutta la giornata.

Gli edifici si sviluppano su due piani fuori terra, con ampi terrazzi e portici che permettono di fruire del grande giardino di circa 500 mq, di cui una parte è riservata a parcheggi pertinenziali e vialetti. Internamente le ville sono strutturate nel seguente modo: ingresso nella zona living, bagno di servizio con doccia, camera/studio con accesso indipendente dall'esterno, zona lavanderia e locale tecnico. Al primo piano sono posizionate tre camere da letto: una padronale con bagno privato e cabina armadio (quest'ultima solo per la villa A), due altre camere e un bagno.



la zona

Le ville si trovano tra via Fienile e via Casino Fondrini, un'area residenziale molto tranquilla e immersa nella natura, con sentieri ciclopedonali e un parco giochi per bambini nelle immediate vicinanze. I centri di Padenghe e di Soiano distano 3 Km, il lago e le spiagge sono raggiungibili in pochi minuti di automobile.



punti di interesse e servizi offerti

- Campi da golf a 3 Km
- Supermercati a 2 Km
- Lago e spiagge a 3 Km
- Castello di Padenghe a 2 Km
- Desenzano del Garda a 7 Km
- Salò a 14 Km
- Sirmione a 17 Km
- Rimessaggio barche a 3 Km
- Stazione dei treni di Desenzano del Garda a 8 Km
- Aeroporto di Verona a 40 Km
- Parchi divertimento a 30 Km

sistema costruttivo

Ville Gardenia saranno realizzate utilizzando il sistema costruttivo ISOTEX, composto da blocchi cassero in legno e cemento che offre innumerevoli vantaggi. ISOTEX è una struttura antisismica, resistente al fuoco, a ridotto consumo energetico sia in estate che in inverno, eccellente isolamento acustico (classe 1°), ottima traspirazione e in bioedilizia. Il tutto per ottenere la massima sicurezza strutturale e il miglior comfort abitativo, nel pieno rispetto delle normative vigenti.



sicurezza
antisismica
collaudata



comfort abitativo
risparmio
energetico



comfort abitativo
inerzia
termica



comfort abitativo
permeabilità
al vapore



bioedilizia
ecologica
certificata



comfort abitativo
isolamento
acustico



sicurezza
resistenza
al fuoco

Blocchi



Solai



dettaglio
tecnico

capitolato

Il capitolato di base proposto per Ville Gardenia è di alto livello e completamente personalizzabile.

I materiali dominanti saranno il gres porcellanato, il legno, il vetro e la pietra naturale che si alterneranno armoniosamente alle ultime tendenze stilistiche e di avanguardia tecnologica in fatto di domotica, senza trascurare un isolamento termico e acustico ottimale.

Il giardino sarà coperto da un manto erboso corredato da piccoli cespugli e siepi divisorie per garantire il massimo della privacy.

Entrambe le ville raggiungeranno la classe energetica A+ e verranno consegnate con un impianto di pannelli solari.

villa A

planimetria

piano terra



metrature e pertinenze

mq commerciali abitazione: 180 mq

mq pertinenze

- portici: 50 mq
- terrazzi: 42 mq
- posti auto: 30 mq
- giardino e camminamenti: 500 mq

mq lotto: 630 mq

totale mq commerciali: 265 mq



villa B

planimetria
piano terra



metrature e pertinenze

mq commerciali abitazione: 155 mq

mq pertinenze

- portici: 50 mq
- terrazzi: 50 mq
- posti auto: 50 mq
- giardino e camminamenti: 550 mq

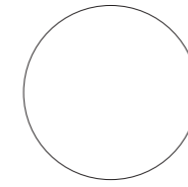
mq lotto: 835 mq

totale mq commerciali: 255 mq



MOOD BOARD

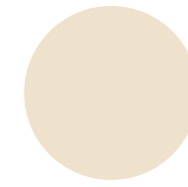
palette colori /
riferimenti cromatici /



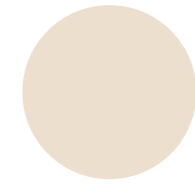
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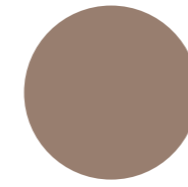
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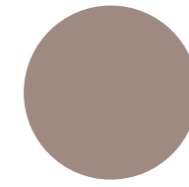
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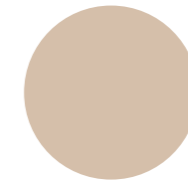
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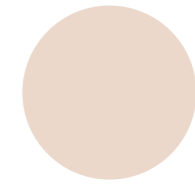
mocha



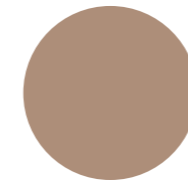
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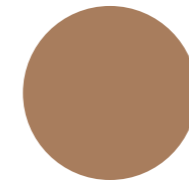
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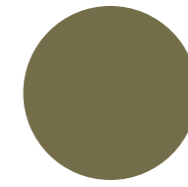
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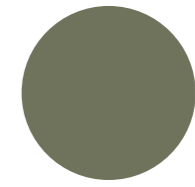
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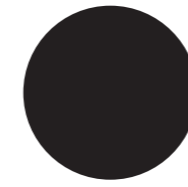
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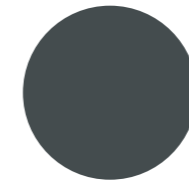
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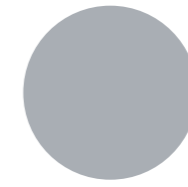
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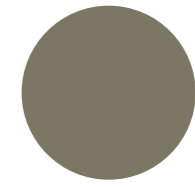
black



charcoal



grey



olive

stile contemporaneo /

colori tenui /

marmi venati /

tessuti materici /

rivestimenti in legno /

carte da parati /



piano terra

cucina

isola centrale /
cannettatura /
cucina colori chiari /



piano terra

sala da pranzo

tavolo rettangolare /
poltroncine imbottite /
chandelier su tavolo /





piano terra

living

divano centro stanza /
dettagli in gres /
verde verticale /





piano terra

studio

poltroncina d'attesa /
scrivania penisola /
libreria a pali /



piano terra

bagno

lavabo freestanding /
doccia angolare /
design minimale /





piano primo

- vista lago
- ampie terrazze
- parapetti in vetro
- privacy



villa A

planimetria
piano primo



villa B

planimetria
piano primo



piano primo

camera padronale

letto imbottito /
boiserie retroletto /
cabina armadio
open /



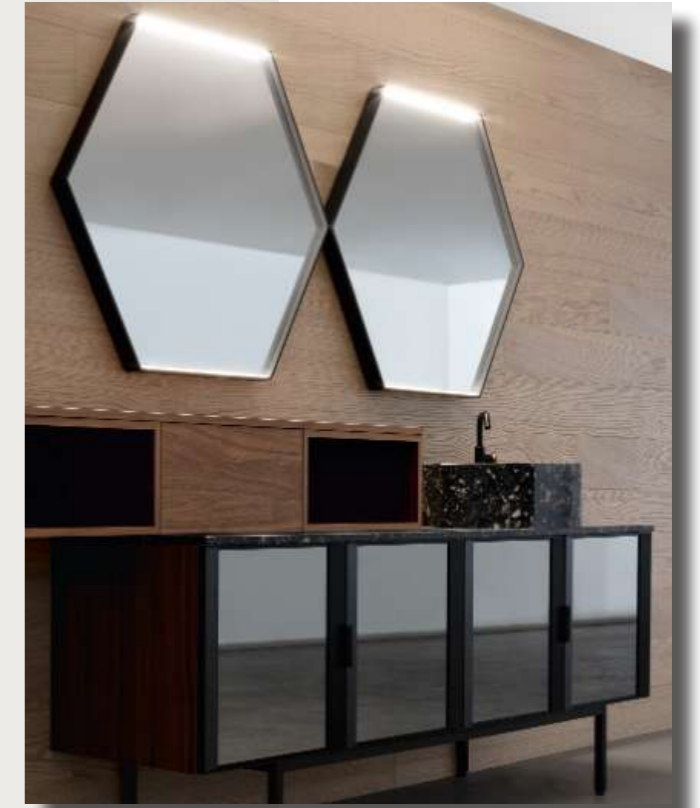




piano primo

bagno

carta da parati /
vasca da bagno /
mobile specchio
fumè /





collaborazioni

- graphic design, brochure
- interior design, definizione spazi interni
- renderizzazione ambienti interni
- proposta arredi, eventuale fornitura e posa

INTERNI SVANERA

- renderizzazione ambienti esterni

DOMENICO DENTICE

3D Artist / Interior Designer

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+39 051 5514304

- progettazione architettonica: Geom. Roberto Del Mancino

- coordinamento e gestione cantiere



- ideazione progetto
- ufficio vendite e assistenza clienti



Le immagini riportate in questa brochure hanno lo scopo di mostrare al meglio le potenzialità stilistiche degli edifici. Per conoscere i dettagli delle dotazioni incluse nel prezzo, si invita a consultare il documento "Capitolato descrittivo".

English



Ville Gardenia is a residential complex consisting of two independent villas located in the hilly area of Padenghe Sul Garda, on the border with Soiano del Lago, in the province of Brescia.

These two large adjoining and totally independent lake facing villas enjoy both a very pleasant and panoramic view and a continuous sun exposure throughout the day.

The buildings are developed on two floors above ground, with large terraces and porches that allow you to enjoy the large garden of about 500 sqm, part of which is reserved for appurtenant parking lots and paths. Internally, the villas are structured as follows: entrance into the living area, bathroom with shower, bedroom / study with independent access from the outside, laundry area and technical room. On the first floor there are three bedrooms: a master bedroom with ensuite bathroom and a walk-in closet (this last exclusive to villa A only), two other bedrooms and a bathroom.



location

Ville Gardenia residential complex is located between via Fienile and via Casino Fondrini, a very quiet residential area surrounded by nature, with cycle and pedestrian paths and a children's playground nearby. The centers of Padenghe and Soiano are 3 km away, the lake and the beaches can be reached in a few minutes by car.



attractions and amenities

- Golf courses 3 Km
- Supermarkets 2 Km
- Lake and beaches 3 Km
- Padenghe castle 2 Km
- Desenzano del Garda 7 Km
- Salò 14 Km
- Sirmione 17 Km
- Boat rental and storage 3 Km
- Desenzano del Garda train station 8 Km
- Verona Airport 40 Km
- Amusement parks 30 Km

building methods

Ville Gardenia will be built using the building system called ISOTEX, cement-bonded wood fibre formwork blocks which offers a lot of advantages. ISOTEX is an anti-seismic structure, resistant to fire, with reduced energy consumption both in summer and in winter, excellent acoustic insulation (Class 1), excellent transpiration and part of green building. All of which ensure maximum structural safety and the very best living comfort, in full compliance with current regulations.



safety
anti-seismic
tested



living comfort
energy
savings



living comfort
thermal
inertia



living comfort
vapour
permeability



green building
certified
ecological



living comfort
acoustic
insulation



safety
fire
resistance

Blocks



Floor slabs



construction
details

specifications

The villas are built to high standards and completely customizable.

The dominant materials will be porcelain stoneware, wood, glass and natural stone that will harmoniously alternate with the latest stylistic and technological avant-garde trends in home automation, without neglecting optimal thermal and acoustic insulation.

The garden will be fully turfed and planted with small bushes and dividing hedges to ensure the maximum privacy. Both villas will have an energy efficiency rating A+ and a solar panel system.

villa A

layout
ground floor



areas and dimensions

house sqm: 180

- parking area sqm: 30
- porches sqm: 50
- terraces sqm: 42
- garden sqm: 500



villa B

layout
ground floor



areas and dimensions

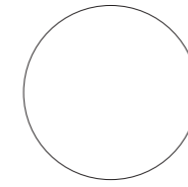
house sqm: 155

- parking area sqm: 50
- porches sqm: 50
- terraces sqm: 50
- garden sqm: 550



MOOD BOARD

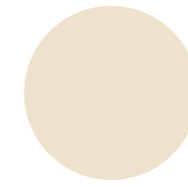
color palette /
chromatic references /



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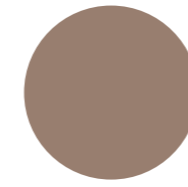
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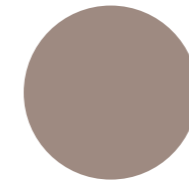
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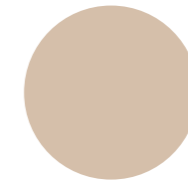
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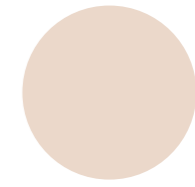
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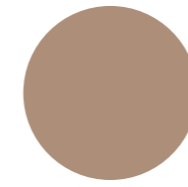
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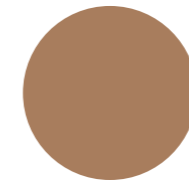
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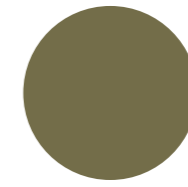
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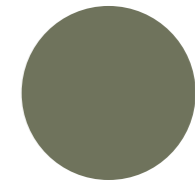
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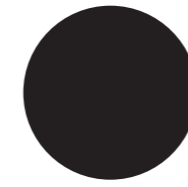
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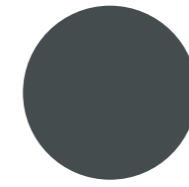
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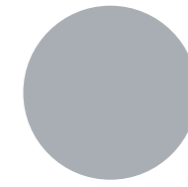
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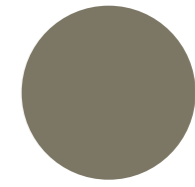
black



charcoal



grey



olive

contemporary style /
light and calming colors /
veined marbles /
textured fabrics /
timber finishes /
wallpaper /



ground floor

kitchen

rectangular table /
upholstered armchairs /
light pendants /



ground floor

dining room

rectangular table /
upholstered armchairs /
light pendants /





ground floor

living room

centre-room sofa /
stoneware details /
green wall /





ground floor

office

armchair /
working desk /
wall mounted shelving
unit /



ground floor

bathroom

freestanding washbasin /
corner shower /
minimal design /





first floor

- lake view
- large terraces
- glass railing
- privacy



villa A

layout
first floor



villa B

layout
first floor



first floor

master bedroom

upholstered bed /
bed boiserie /
walk-in closet /







first floor

bathroom

wallpaper /
freestanding bathtub /
smoked mirror cabinet /





collaborations

- graphic design, brochure
- interior design
- interior renders
- furnishing proposal, possible supply and installation

INTERNI SVANERA

- exterior renders

DOMENICO DENTICE

3D Artist / Interior Designer

domicodentice.com

+39 051 5514304

- architectural project: Geom. Roberto Del Mancino

- project management



- project idea
- sales and customer care



The images shown in this brochure are intended to best represent the stylistic potential of the villas. To know the details of the equipment included in the price, please consult the document "Descriptive specifications".

Deutsch



Ville Gardenia ist eine Wohnanlage, die aus zwei Wohneinheiten besteht und in der hügeligen Gegend von Padenghe Sul Garda, an der Grenze mit Soiano del Lago, in der Provinz von Brescia liegt.

Das Projekt besteht aus dem Bau von zwei großen, nebeneinander liegenden und völlig unabhängigen Villen mit Blick auf den See, einen sehr schönen. Außerdem genießen sie eine ständige sonnige Lage während des Tages

Die Gebäude sind auf zwei Etagen angelegt, mit großen Terrassen, die den etwa 500 Quadratmeter großen Garten nutzen, von dem ein Teil für die zugehörigen Parkplätze und Zufahrten reserviert ist. Im Inneren sind die Villen wie folgend strukturiert: Eingang in den Wohnbereich, Service-Bad mit Dusche, Schlafzimmer/Arbeitszimmer mit unabhängigem Zugang von außen, Waschküche und Technikraum. Im ersten Stock befinden sich drei Schlafzimmer: ein Hauptschlafzimmer mit eigenem Bad und begehbarem Kleiderschrank (letzteres nur bei Villa A), zwei weitere Schlafzimmer und ein Badezimmer.



das gebiet

Die Villen befinden sich zwischen der Straße Via Fienile und der Straße Casino Fondrini, eine sehr ruhige Wohngegend inmitten der Natur, mit Radwegen und einem Kinderspielplatz in der Nähe. Die Zentren von Padenghe und Soiano sind 3 km entfernt, der See und die Strände sind in wenigen Minuten mit dem Auto zu erreichen.



sehenswürdigkeiten und angebotene dienstleistungen

- Golfplätze 3 km
- Supermärkte 2 km
- See und Strände 3 km
- Schloss Padenghe 2 km
- Desenzano del Garda 7 Km
- Salò 14 Km
- Sirmione 17 Km
- Bootslager 3 km
- Bahnhof Desenzano del Garda 8 Km
- Flughafen Verona 40 km
- Vergnügungsparks 30 km

bausystem

Ville Gardenia wird mit dem ISOTEX-Bausystem gebaut, das aus Holz- und Betonschalungsblöcken besteht, die zahlreiche Vorteile bieten. ISOTEX ist eine erdbebensichere Struktur, feuerbeständig, mit reduziertem Energieverbrauch sowohl im Sommer als auch im Winter, ausgezeichneter Schalldämmung (Klasse I), hervorragender Transpiration und in Green Building. All dies, um ein Höchstmaß an baulicher Sicherheit und bestmöglichem Wohnkomfort zu erreichen, in voller Übereinstimmung mit den geltenden Vorschriften.



Blöcke



Decken



technisches detail

hausspezifikationen

Die für Ville Gardenia vorgeschlagenen Basisspezifikationen sind von hohem Niveau und vollständig anpassbar.

Die vorherrschenden Materialien sind Feinsteinzeug, Holz, Glas und Naturstein, die sich harmonisch mit den neuesten stilistischen Trends und den modernsten Technologien im Bereich der Haustechnik abwechseln werden, ohne dabei eine optimale Wärme- und Schalldämmung zu vernachlässigen.

Der Garten wird mit einem Grasmantel bedeckt, der von kleinen Büschen und Hecken abgegrenzt wird, um ein Maximum an Privatsphäre zu gewährleisten.

Beide Villen werden die Energieklasse A+ erreichen und wird mit einer Solaranlage ausgestattet.

villa A

plan
erdgeschoss



größen und nebengebäude

kommerzielle quadratmeter des Hauses: 180 mq

mq nebengebäude

- Veranda: 50 mq
- Terrasse : 42 mq
- Parkplätze: 30 mq
- Garten und Fußwege: 500 mq

mq grundstück: 630 mq

gewerbefläche gesamt: 265 qm



villa B

plan
erdgeschoss



größen und nebengebäude

kommerzielle quadratmeter des Hauses: 155 mq

mq nebengebäude

- Veranda: 50 mq
- Terrasse: 50 mq
- Parkplätze: 50 mq
- Garten und Fußwege: 550 mq

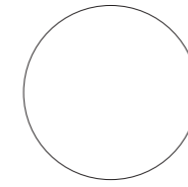
mq grundstück: 835 mq

gewerbefläche gesamt: 255 mq



MOOD BOARD

farbpalette /
farbreferenzen /



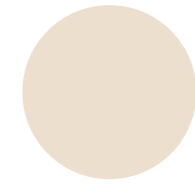
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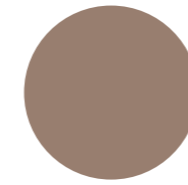
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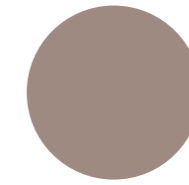
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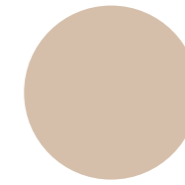
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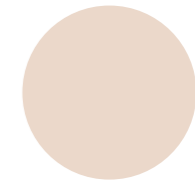
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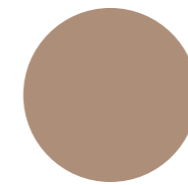
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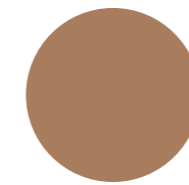
beige



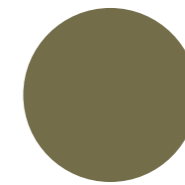
nude



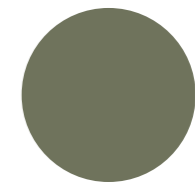
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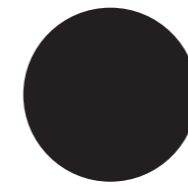
caramel



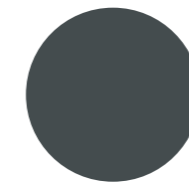
army



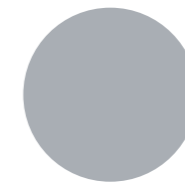
khaki



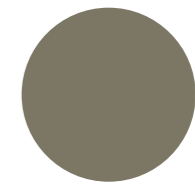
black



charcoal



grey



olive

zeitgenössischer Stil /

weiche Farben /

geäderte Marmeln /

strukturierte Stoffe /

Holzverkleidungen /

Tapeten /



erdgeschoss

küche

zentrale Insel /

streifen /

Küche helle Farben /



erdgeschoss

Esszimmer

rechteckiger Tisch /
gepolsterte Sessel /
Kronleuchter auf Tisch /





erdgeschoss

living

Sofa in der Raummitte /
Keramikdetails /
vertikal Grün /





erdgeschoss

Büro

Wartesessel /
Schreibtisch mit
halbinsel /
Bücherregal mit
Stangen /



erdgeschoss

Badezimmer

freistehendes
Waschbecken /
Eckdusche /
minimalistisches Design /





erste Etage

- Eeeblick
- große Terrasse
- Glasbrüstungen
- Privatsphäre



villa A

grundriss
erste Etage



villa B

grundriss
erste Etage



erste etage

Hauptschlafzimmer

gepolstertes Bett /
Rückwandverkleidung /
begehbarer Kleiderschrank
open /







erste etage

Badezimmer

Tapete /
Badewanne /
Rauchspiegelschrank /





kollaborationen

- grafikdesign, broschüren
- innenarchitektur, definition von innenräumen
- rendering von innenräumen
- vorschlag für möbel, eventuelle lieferung und montage

INTERNISVANERA

- wiedergabe von externen umgebungen

DOMENICO DENTICE

3D Artist / Interior Designer

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- architekturentwurf: Geom. Roberto Del Mancino

- standortkoordination und -management



- projektentwurf
- verkaufs- und kundendienstbüro



Die in dieser Broschüre enthaltenen Abbildungen sollen das stilistische Potenzial der Gebäude bestmöglich darstellen. Für Einzelheiten über die im Preis enthaltene Ausrüstung, konsultieren Sie bitte das Dokument "Spezifikationen".

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Padenghe sul Garda