



**ARBOREA**

MY GARDA LIVING



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**About Castion Veronese**

Hamlet of the nearby Costermano sul Garda, Castion Veronese was probably born as a modest agricultural and pastoral center.

The village, however, took shape as a consequence of the possessions of San Colombano di Bobbio abbey and of Monastero di Santa Giulia di Brescia.

Today, Castion is dominated by the Church of Santa Maria Maddalena and the eighteenth century Villa Pellegrini Cipolla, set in the context of a grandiose park with an Italian garden, full of frescoes, statues and art works.



**Getting close to the area**

Located on the southern side of the village, the area where the residential complex stands finds its position on the border between the urban fabric of the town and the surrounding nature, enjoying both the contexts.

The area, in fact, faces north towards the neighboring houses, and south towards a verdant landscape.



**The area**

The lot enjoys indeed wide and privileged visual lines, facing east towards the village of San Verolo, and southwest towards Lake Garda, which remains the background of the hilly landscape typical of the area.



**TO THE NORTH**

- 1 > to Albisano
- 2 > to Monte Baldo

**NEARBY**

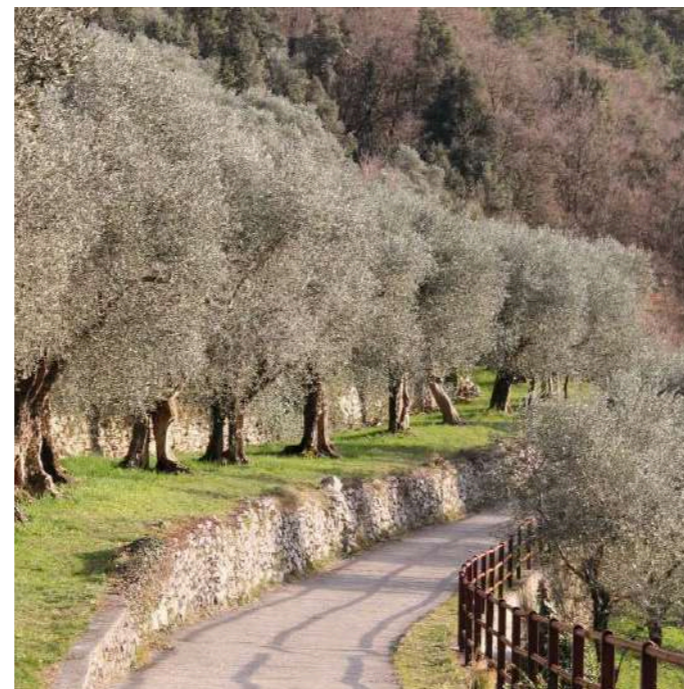
- 3 > Villa Pellegrini Cipolla
- 4 > Santa Maria Maddalena Church

**TO THE SOUTH**

- 5 > To Marciaga Golf center
- 6 > To Affi motorway

**From the territory to the residential complex**

The design of the new residential complex takes its cue from the territory and its morphological characteristics. The terraces typically used in the area of Lake Garda for crops, with their retaining walls and grass plains, as well as the narrow alleys that wind through the local villages, are elements taken as the basis for a contemporary design reinterpretation.





**The residential complex**

The residential complex, indeed, through a remodeling operation acting on the plains and light slopes of the land, is characterized by the conformation of terraces harmoniously inserted into the landscape.

The inhabited volumes both lie and are nestled on them, finding their orientation to better enjoy the exposure and the views.

The accommodations therefore find their own configuration in order to guarantee an adequate level of privacy with respect to the views and the open spaces.



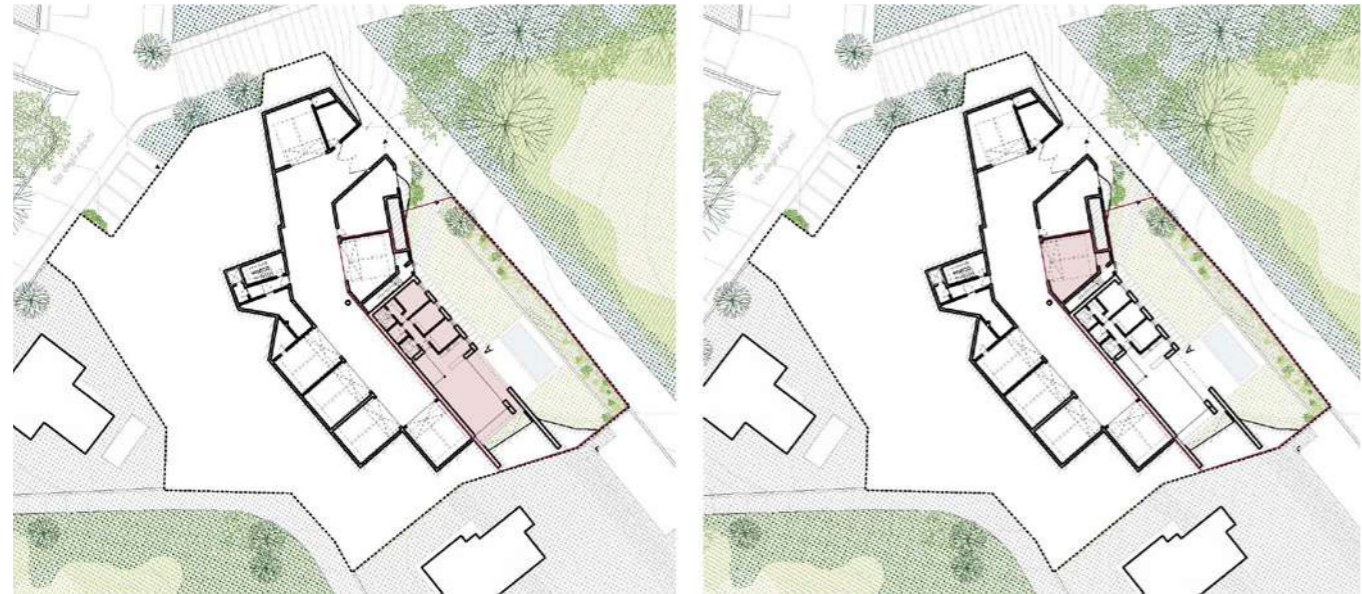




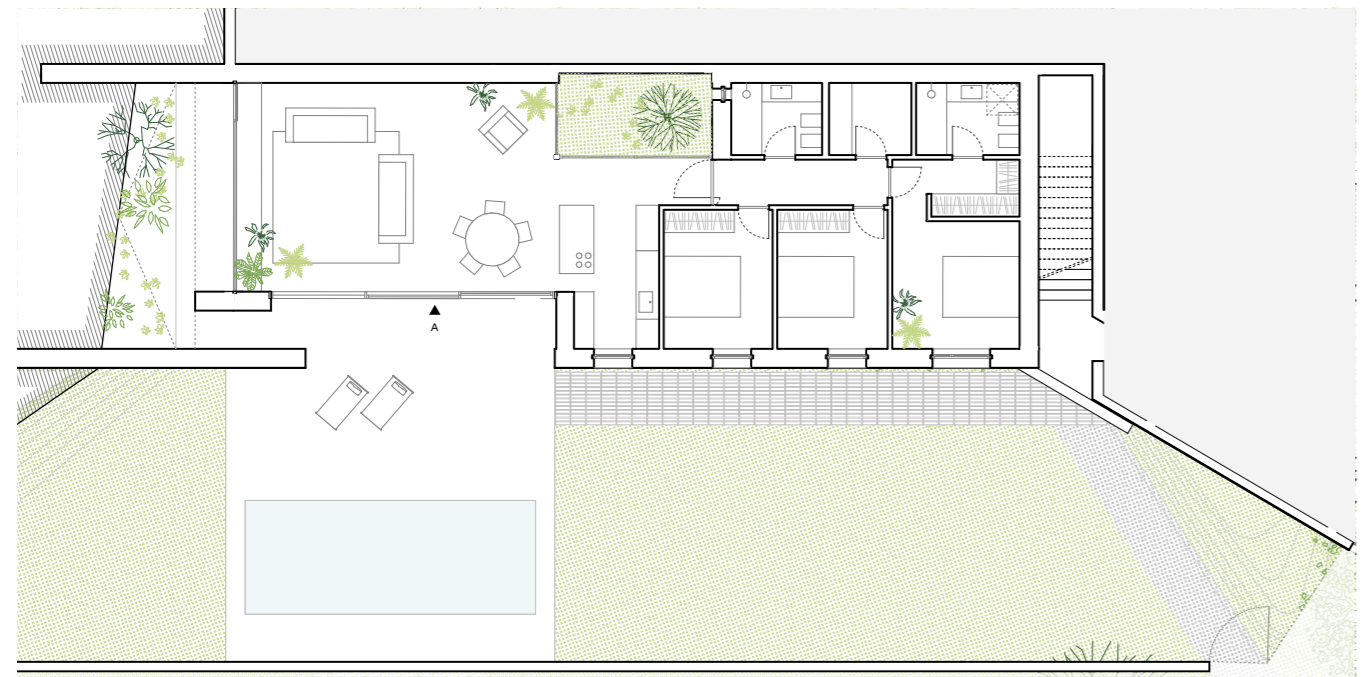
VILLA ALBA



**Commercial area** 202,0 m<sup>2</sup>  
**Dwelling** 139,5 m<sup>2</sup>  
**Garden** 341,8 m<sup>2</sup>  
**Porch/Patio** 26,4 m<sup>2</sup>  
**Box** 43,4 m<sup>2</sup>  
**Swimpool** 22,8 m<sup>2</sup>



GARDEN & GARAGE



FLOORPLAN



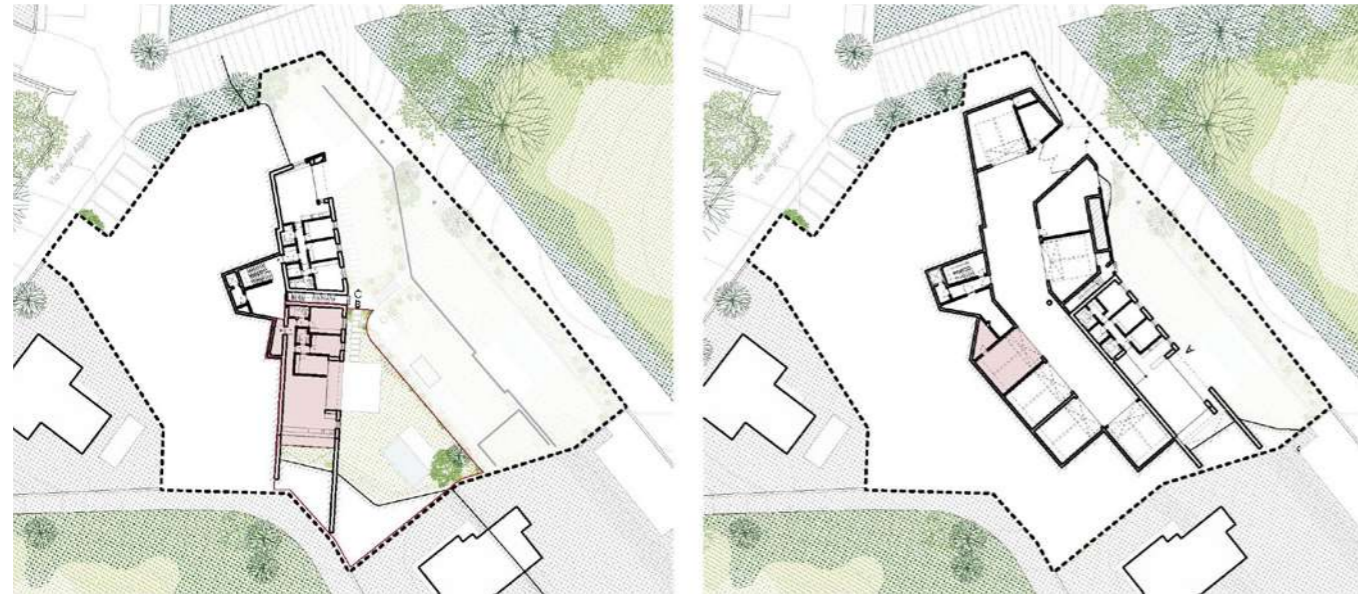




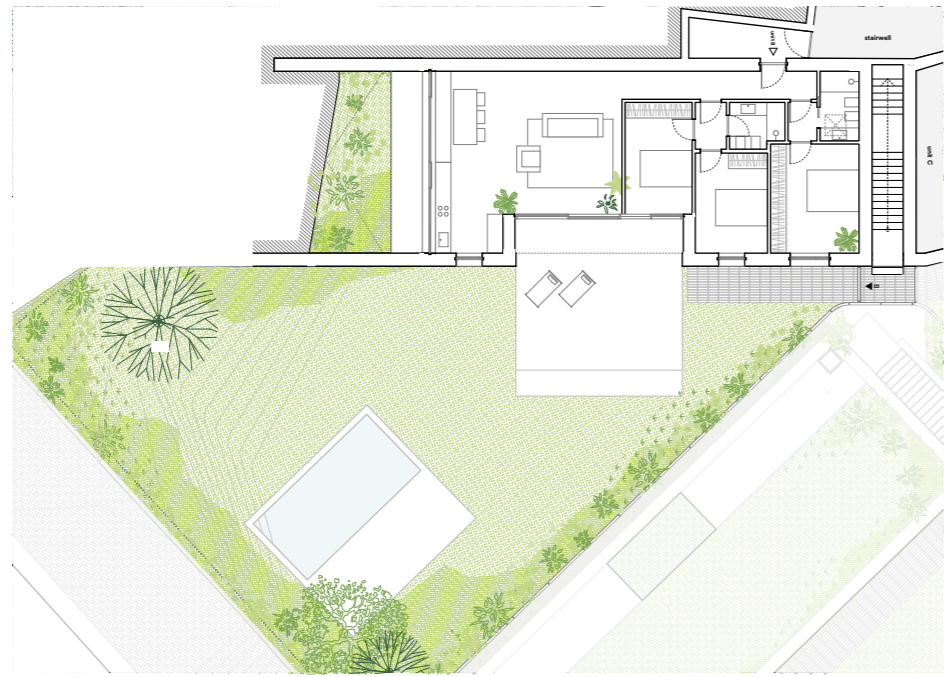
# VILLA NATURA



- Commercial area** 189,0 m<sup>2</sup>
- Dwelling** 126,2 m<sup>2</sup>
- Garden** 386,5 m<sup>2</sup>
- Porch/Patio** 20,0 m<sup>2</sup>
- Box** 39,7 m<sup>2</sup>
- Cellar** 6,1 m<sup>2</sup>
- Swimpool** 18,0 m<sup>2</sup>



GARDEN & GARAGE



FLOORPLAN



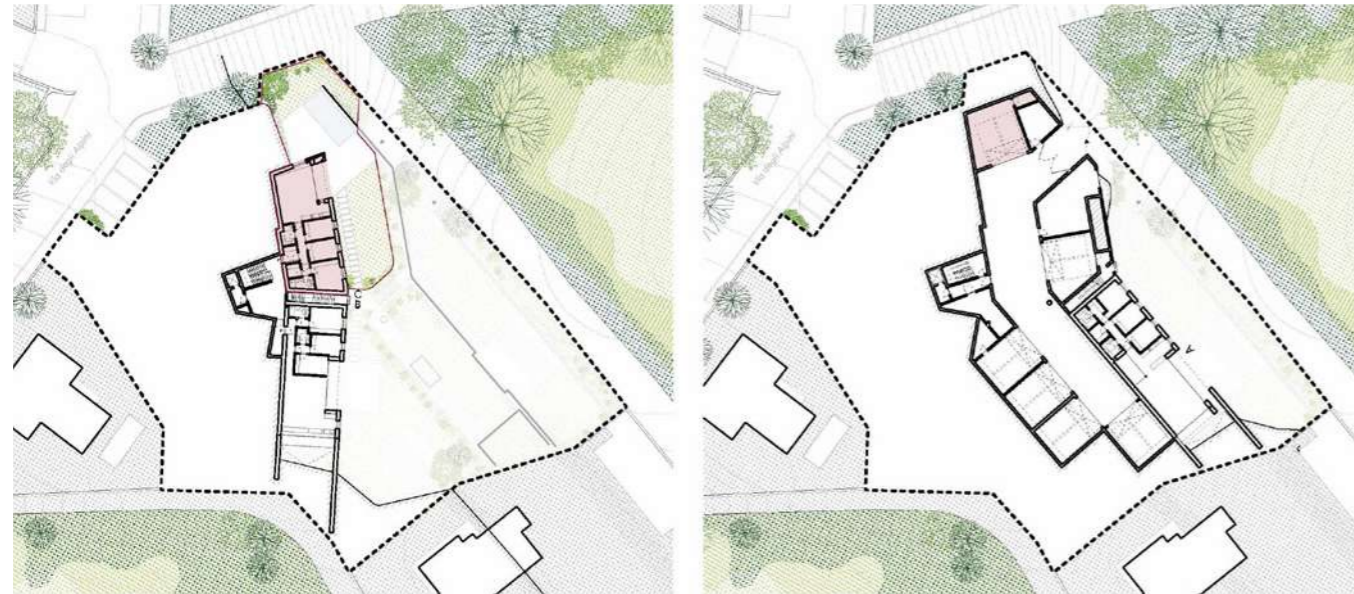




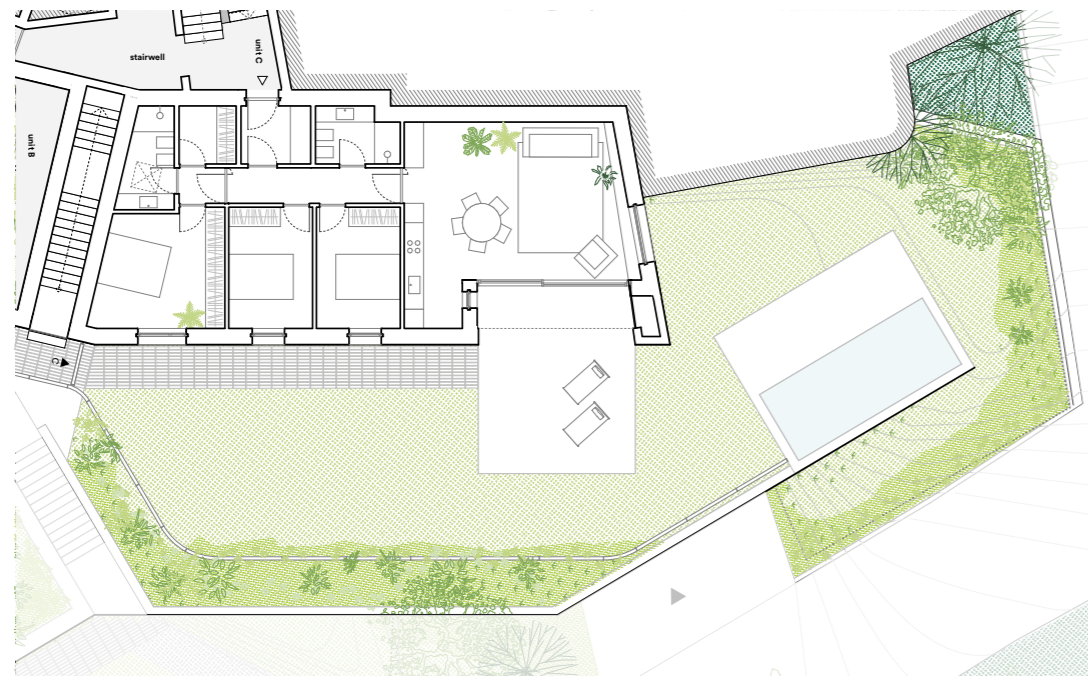
# VILLA CORNICE



- Commercial area** 162,0 m<sup>2</sup>
- Dwelling** 118,3 m<sup>2</sup>
- Garden** 235,5 m<sup>2</sup>
- Porch/Patio** 9,3 m<sup>2</sup>
- Box** 38,6 m<sup>2</sup>
- Swimpool** 13,9 m<sup>2</sup>



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# VILLA PERGOLA



**Commercial area** 181,0 m<sup>2</sup>

**Dwelling** 125,2 m<sup>2</sup>

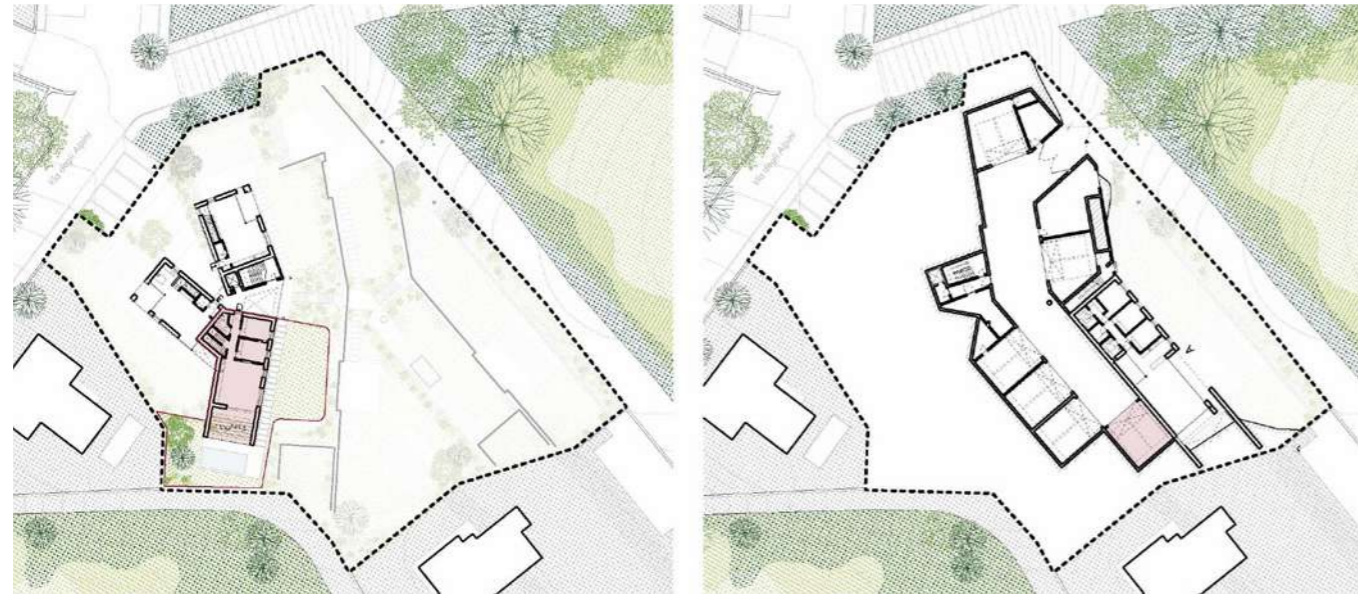
**Garden** 203,6 m<sup>2</sup>

**Porch/Patio** 22,3 m<sup>2</sup>

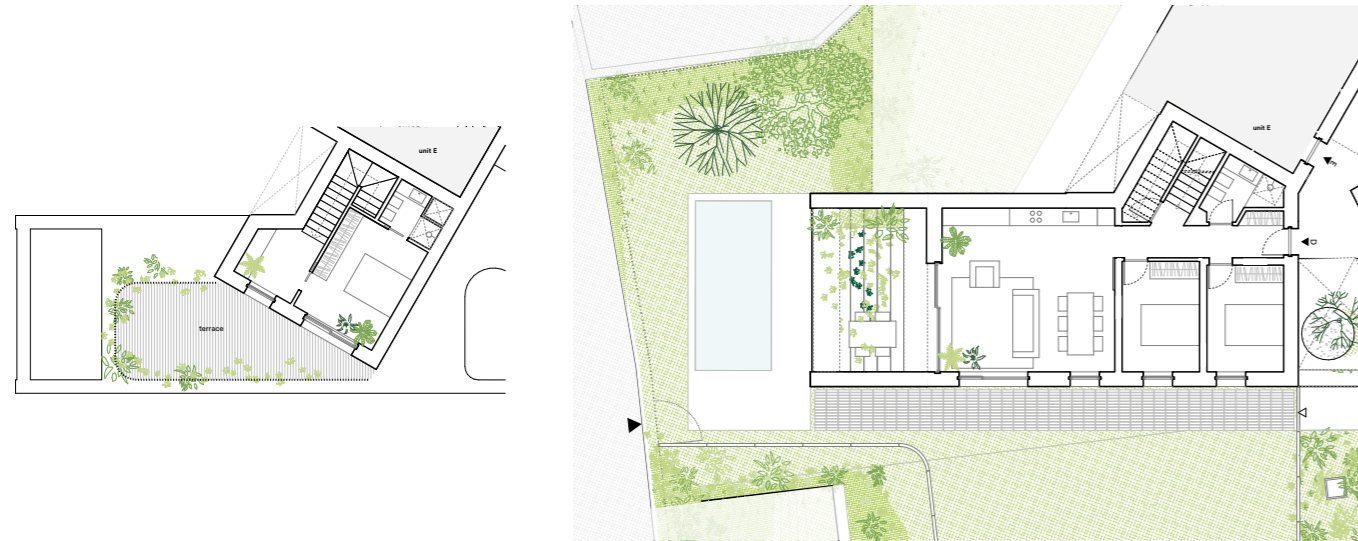
**Terrace** 25,8 m<sup>2</sup>

**Box** 38,6 m<sup>2</sup>

**Swimpool** 15,1 m<sup>2</sup>



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FLOORPLAN







# VILLA LOGGIA



**Commercial area** 176,0 m<sup>2</sup>

**Dwelling** 126,3 m<sup>2</sup>

**Garden** 233,5 m<sup>2</sup>

**Porch/Patio** 13,6 m<sup>2</sup>

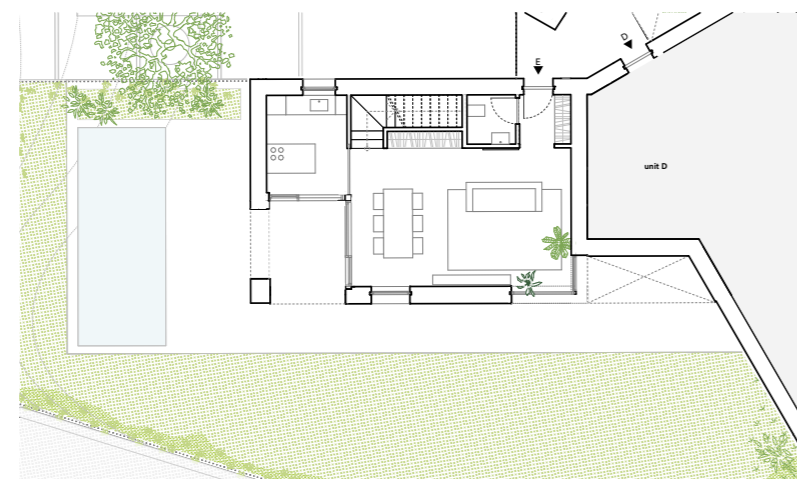
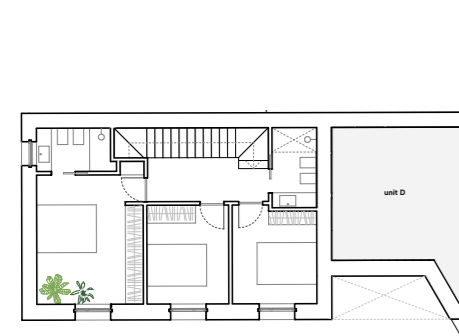
**Box** 38,6 m<sup>2</sup>

**Cellar** 8,7 m<sup>2</sup>

**Swimpool** 18,1 m<sup>2</sup>



GARDEN & GARAGE



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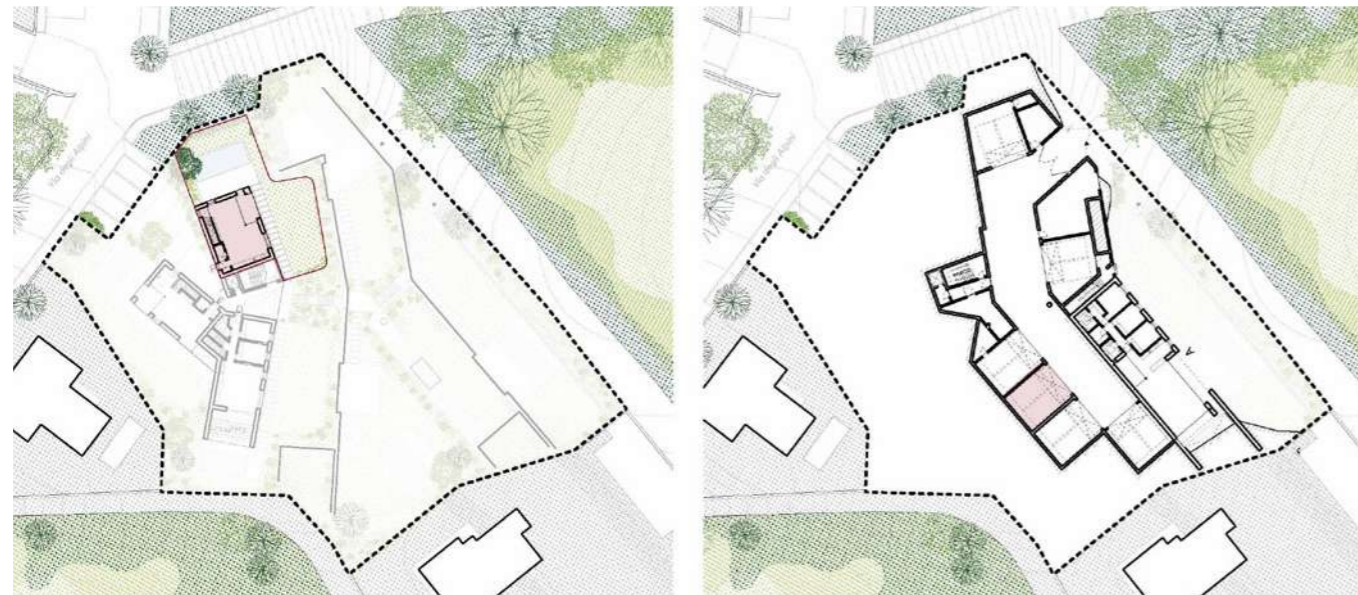




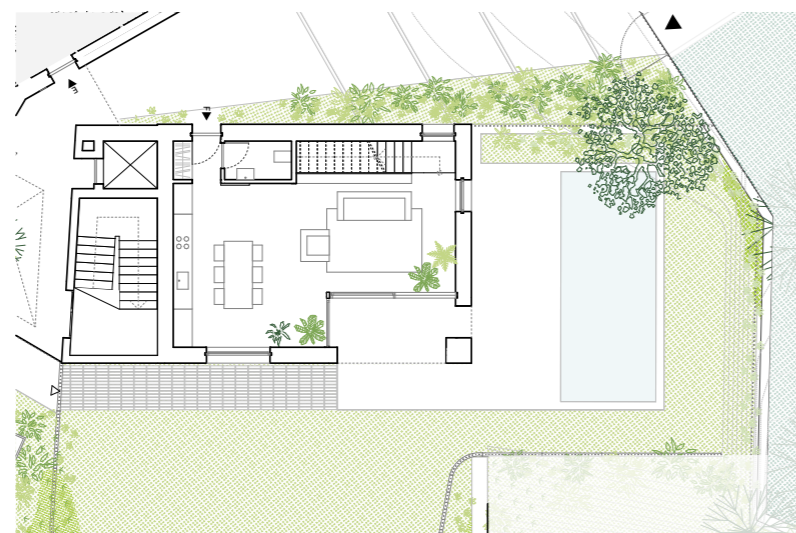
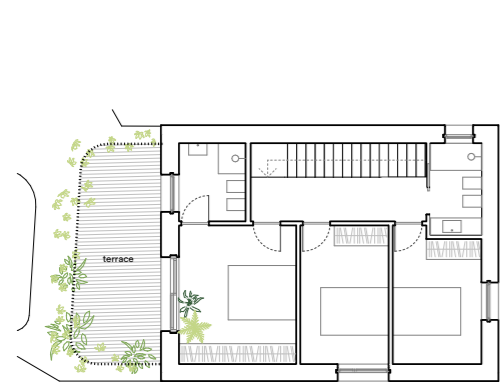
# VILLA PANORAMA



- Commercial area** 190,0 m<sup>2</sup>
- Dwelling** 134,6 m<sup>2</sup>
- Garden** 184,8 m<sup>2</sup>
- Porch/Patio** 7,9 m<sup>2</sup>
- Terrace** 16,2 m<sup>2</sup>
- Box** 49,9 m<sup>2</sup>
- Cellar** 4,7 m<sup>2</sup>
- Swimpool** 21,9 m<sup>2</sup>



GARDEN & GARAGE



FLOORPLAN





# LANDSCAPE & ARCHITECTURE



## Trees

- 12 **Olive** *Olea europaea*
- 12 **Field Maple** *Acer campestre*
- 8 **Hornbeam** *Carpinus betulus*
- 2 **Holm oak** *Quercus ilex*
- 17 **Cypress** *Cupressus sempervirens*
- 51 **Total Castion trees**

**Lawn**

Each terraced garden always has a lawn area facing the main facade, which mainly coincides with the roof surface of the underlying building. Adjacent to the lawn areas, and beyond the fence of the property, there is always a flowery meadow composed mostly of local species.

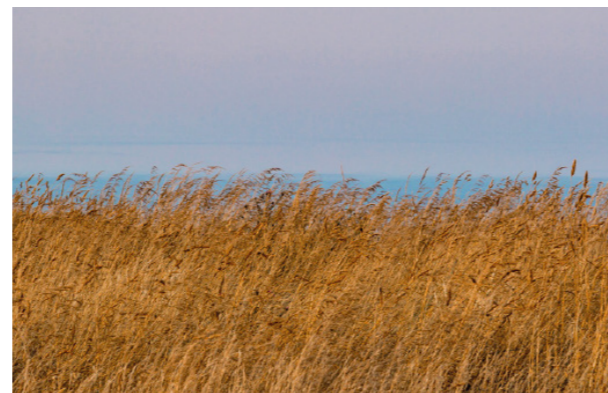
**Total area** 2627 mq  
**Flowery meadow** 709 mq  
**% Flowery meadow out of tot. external area** 27%



**Flowery Meadow**

Beyond the property's fence, there is always a flowery meadow made up mostly of local species which adapt and evolve with the specific conditions of the place where it is located. The height and selection of essences of the flowery meadow will also be adapted in order to enhance the view from the terraces. The result will be a rich flower meadow offering a pleasant background to the horizon line, and stimulating and enriching the presence of biodiversity in the area.

**Total area** 2627 mq  
**Flowery meadow** 420 mq  
**% Flowery meadow out of tot. external area** 16%



**Mediterranean Vegetation**

On the sides of the property and in all the sloping areas exposed to the sun, Mediterranean vegetation is planned like patches of shrubs, herbs, and perennials surrounded by gravel and rocks. This vegetation maintains a stable, slow-growing character, ideal for sustainable biodiversity, and low maintenance, becoming the perfect background for the swimming pools.

**Total area** 2627 mq  
**Flowery meadow** 341 mq  
**% Flowery meadow out of tot. external area** 13%

**Evergreen Vegetation**

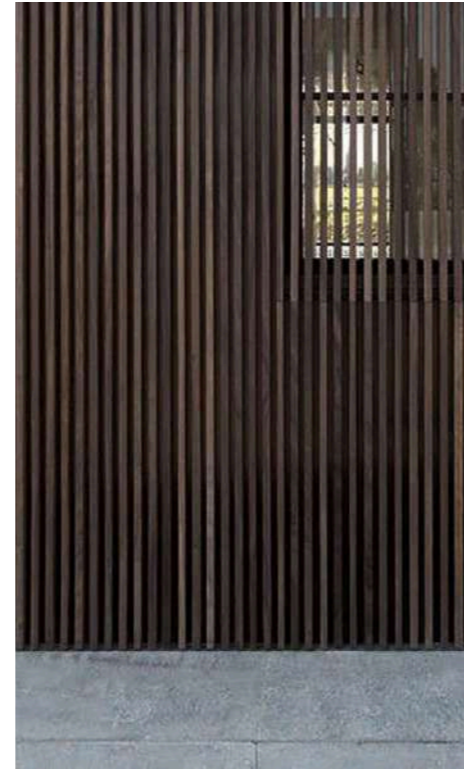
In the western part of the land, sheltered by the buildings and along the borders of the property, there is a cooler and shielding vegetation that protects the neighboring gardens and the passage of people in the main pedestrian entrance. This screening guarantees constant privacy along the perimeter of the property as well as continuity in all areas where the land is very sloping.

**Total area** 2627 mq  
**Shield area** 289 mq  
**% Shielding on total external area** 11%

Washed concrete walls with burnished aluminium window frames



Heat treated wooden strips



Green roof system



Rovere parquet

The project was developed with great attention to detail, with great coherence both in the exterior and in the interior.

The materials chosen have been selected as durable, beautiful and with excellent technical characteristics. In all surfaces, the materiality in its naturalness is enhanced: wood, stone, concrete, aluminum are the main protagonists of the houses.

All the houses have a great relationship with the surrounding landscape and with their own gardens. Large sliding windows eliminate the barriers between inside and outside: the house and the garden interact and become one.

Polished concrete floors



**Hard Interior Service**

Accompanying service for the buyer during the construction phase in the design of the fixed custom carpentry furnishings

- Adaptation of the interior design to the client's choices among those proposed
- Definitive design of the fixed furniture elements and consequent adaptation of architectural drawings if necessary
- Preventive recovery by selected carpenters
- Executive project for the custom realization of the furnishings
- Supervision of the mounting of the fixed furnishings



**Soft Interior Service**

Accompanying the buyer in the choice of furnishings and furnishing elements.

- Selection of furnishing elements for each environment with at least two variants
- Selection of lighting elements with lighting engineering verification for each environment with at least two variants
- Consequent adaptation of architectural drawings if necessary



**PARTNERS**

CONCEPT & PROJECT MANAGEMENT: THE GROVE

**THE GROVE**



ARCHITECTURAL DESIGN: STUDIO WOK ARCHITETTI ASSOCIATI

**W** —  
— **O**  
**K** —



ENGINEERING: ING. MATTIA GUARDINI



REAL ESTATE AGENCY: E&V

**ENGEL & VÖLKERS**



DESIGN: Vitamina Studio



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