



Where time slows down  
and the view is yours.





## More than a home: an invitation to experience the Italian lifestyle at its fullest.

In the heart of Lake Garda, between history and nature, a unique residential project comes to life. The historic centre of Garda, with its pedestrian alleys and ancient buildings, offers the atmosphere of a timeless village, while the lakeside promenade leads to beaches, restaurants and scenic walks connecting the neighbouring towns. From here, the view extends to Punta San Vigilio and the Baia delle Sirene, among the most evocative landscapes of the lake.

The project enjoys a privileged position along the Gardesana road: easily accessible yet pleasantly secluded.



Torri del Benaco

Golf Club Ca' degli Ulivi

**Garda**

Lake Garda

Castello Scaligero di Sirmione

Lazise

Affi / Lake Garda South motorway exit

Peschiera del Garda

Verona Valerio Catullo Airport

# VILLA LALLA



A residence that preserves tranquillity, panoramic views and authentic beauty, just steps from the water.

Four independent homes.  
One shared horizon.

*Vespro*

*Notturmo*



*Albore*

*Meriggio*

## Below, hidden comfort

An orderly and easily accessible basement level: spacious private garages for each unit, cellar rooms and technical spaces, all internally connected to the residences. Arrive, close the world outside, everything is within reach.

## At one with the greenery: *Albore* and *Meriggio*

Here, each day begins outdoors. Light fills the spaces, footsteps find their rhythm, and time slows down. Exclusivity means feeling protected while the landscape becomes part of the home.

## Higher up: *Vespro* and *Notturmo*

Two ways of inhabiting the panorama with grace. Intimate spaces, wide perspectives, natural privacy. The pleasure of choosing when to share and when to preserve.

## At the top, an open-air living room

The rooftop becomes a true open-air lounge: here, the view turns into a daily ritual. A subtle expression of exclusivity – granting yourself time, without display.



Villa Lalla is a home that breathes with the lake: refined, essential and deeply welcoming. An invitation to live well without ostentation, surrounded by light, silence and genuine care.

Ground floor  
*Albore* and *Meriggio*

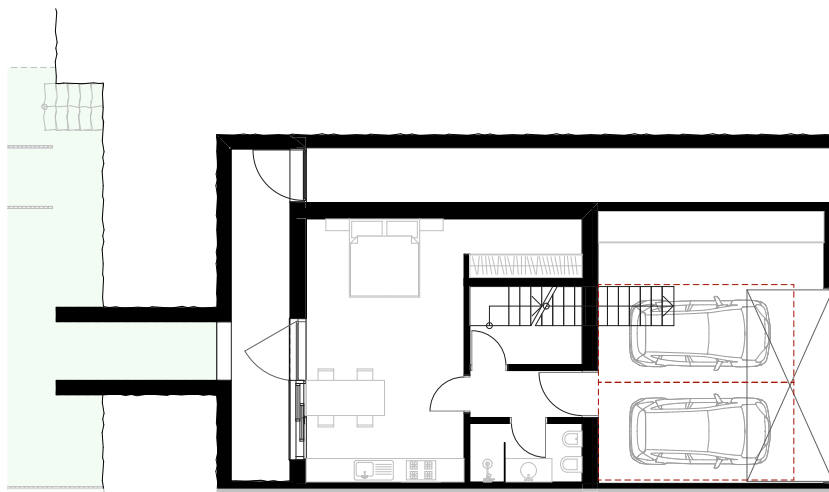
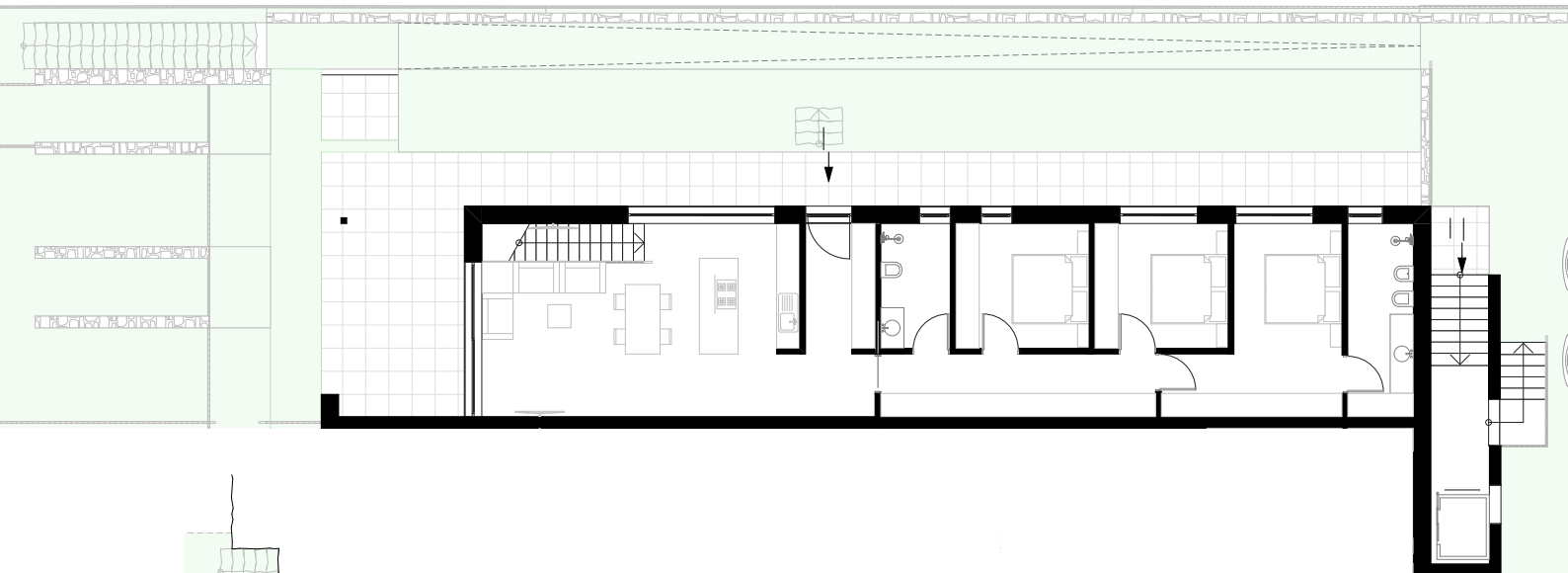




Two independent ground-floor apartments open onto private gardens with direct access to the swimming pool. Elegant, light-filled interiors feature warm materials, large windows and a panoramic living area that wraps the space in an atmosphere of calm and comfort.

Imagine waking up to sunlight brushing soft linen curtains, slow breakfasts that move outdoors, afternoons spent reading by the pool and summer dinners cooled by the gentle breeze of Lake Garda.

Pedestrian access is from the north via two separate entrances. Your car can be parked in the outdoor parking area or in the practical garage reached via a ramp.



Basement level:  
2 parking spaces + taverna

# Albore

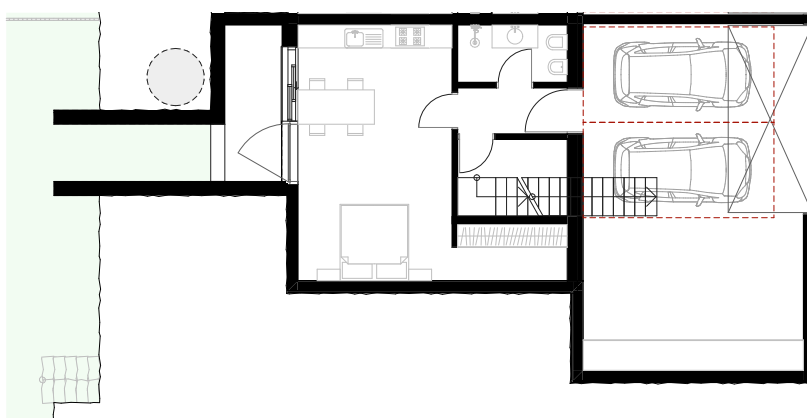
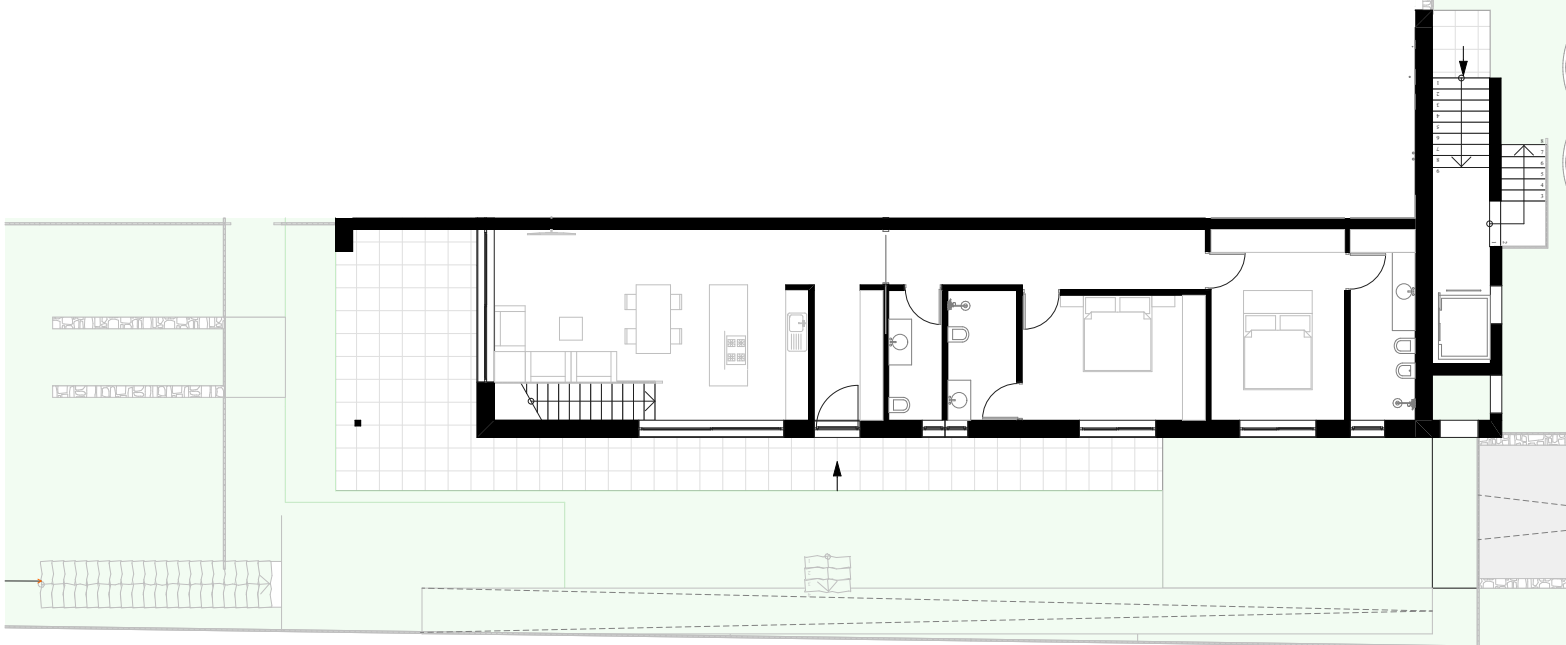
140.22 sqm

Living area	39.78 sqm
Entrance	6.12 sqm
Hallway	12.63 sqm
Bathroom	5.81 sqm
Bedroom	11.14 sqm
Bedroom	11.14 sqm
Bathroom	8.50 sqm
Bedroom	17.05 sqm
Terrace	63.90 sqm
Garden	177.96 sqm

The number and layout of rooms can be customised.

The ground-floor apartment welcomes you with three generous bedrooms, a main bathroom and two private bathrooms. The heart of the home is the lake-view living area, with a terrace and large windows inviting you to enjoy the panorama every day. From the living area, an internal staircase leads directly to the accessory spaces on the lower level.

Outdoors, the experience expands with a private garden and a swimming pool with sun deck, the perfect setting for relaxation and convivial moments.



Basement level:  
2 parking spaces + taverna



# Meriggio

140.22 sqm

Living area	39.78 sqm
Entrance	6.12 sqm
Bathroom	4.76 sqm
Hallway	12.63 sqm
Bathroom	6.12 sqm
Bedroom	15.72 sqm
Bathroom	8.50 sqm
Bedroom	17.50 sqm
Terrace	53.30 sqm
Garden	221.15 sqm

Meriggio mirrors Albore in layout, offering a lake-view living area, two bedrooms, three bathrooms, terrace, garden, swimming pool, parking spaces and a taverna in the basement.

The number and layout of rooms can be customised.

First floor and  
panoramic terrace  
*Vespro* and *Notturmo*



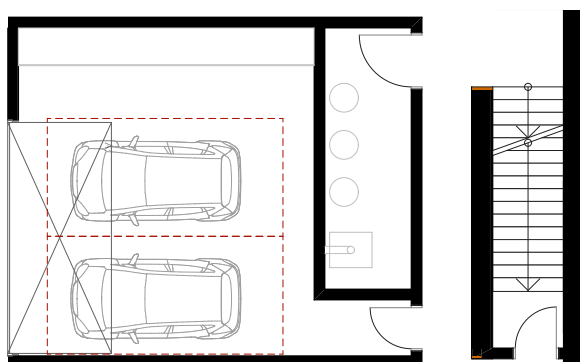
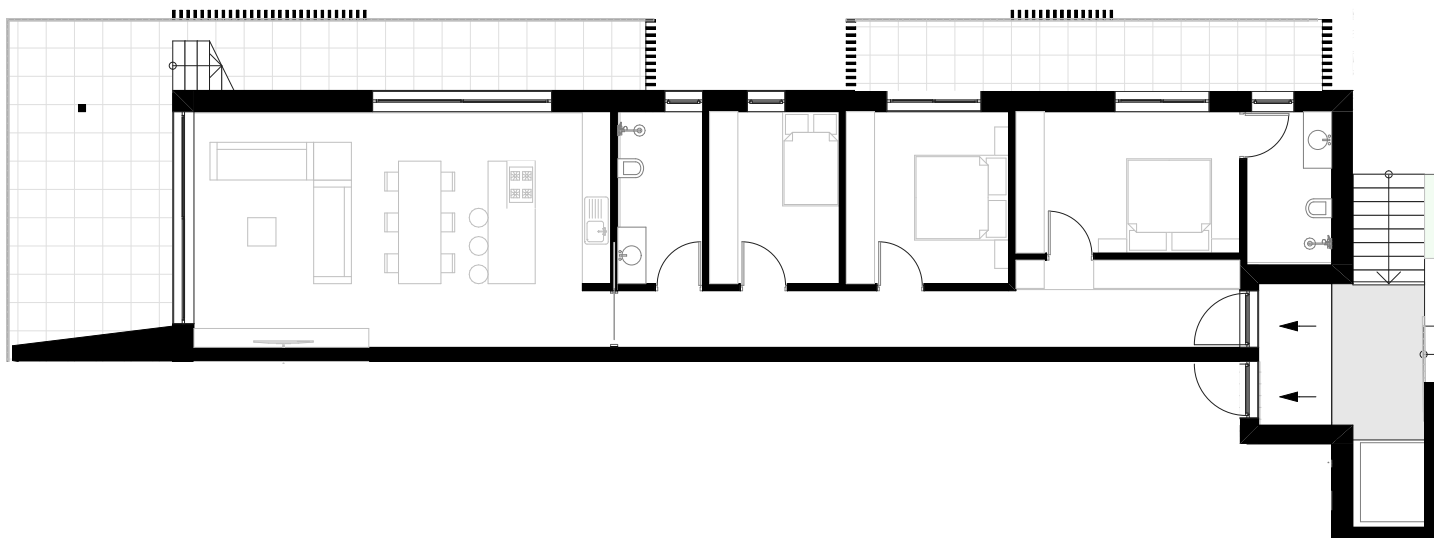




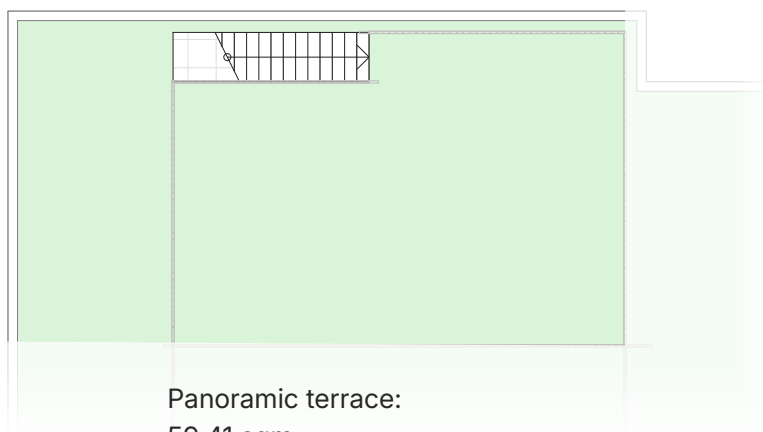
On the first floor, two twin residences welcome you with harmonious, light-filled spaces: a spacious living area, intimate and inviting rooms, and a wraparound terrace opening towards the horizon. Here, mornings begin with a coffee in the sun and views drifting between sky and lake, while evenings turn the terrace into the ideal place to enjoy a glass of wine, accompanied only by the rustling of trees.

Access to the apartments is conveniently from the north via stairs or lift, while a second private side staircase leads to the expansive rooftop panoramic terrace.

This terrace is the secret heart of Villa Lalla: a green open-air living room where time slows, the breeze caresses your skin and every moment becomes a ritual of self-care.



Basement level:  
2 parking spaces



Panoramic terrace:  
59.41 sqm



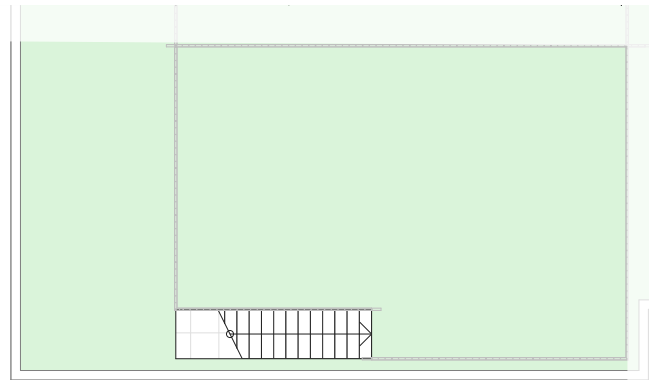
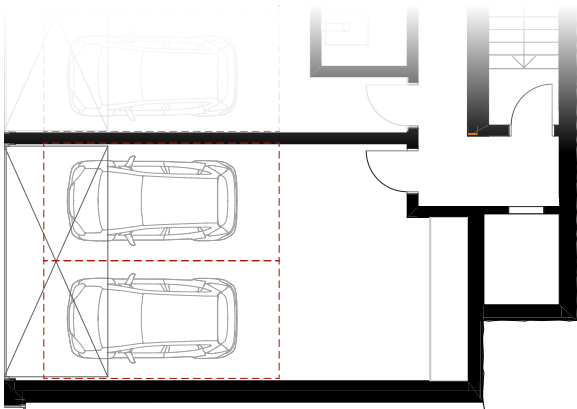
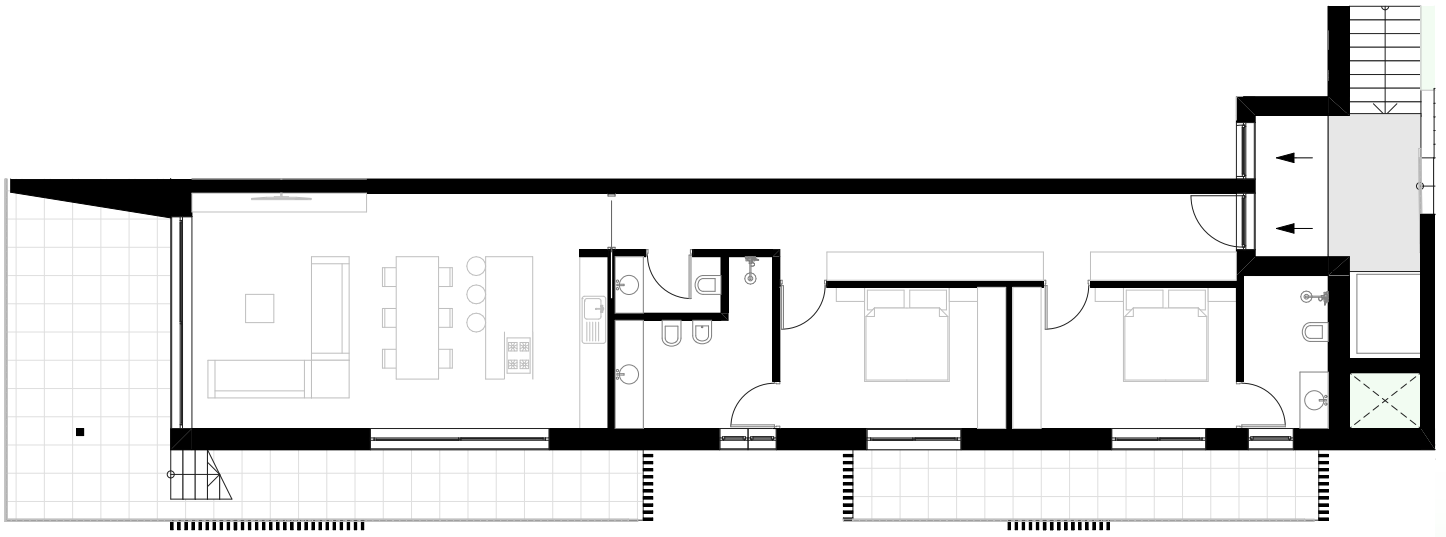
## 137.22 sqm

Living area	44.20 sqm
Bathroom	6.57 sqm
Hallway	18.93 sqm
Bedroom	10.06 sqm
Bedroom	12.59 sqm
Bathroom	5.86 sqm
Bedroom	14.42 sqm
Terraces	54.76 sqm

The number and layout of rooms can be customised.

Designed for those seeking privacy, light and continuity between indoor and outdoor living, this first-floor apartment embraces the landscape with a wraparound terrace. Each room enjoys a direct dialogue with the outdoors, offering multiple views and natural ventilation throughout the day.

A private staircase on the west side connects the apartment to the rooftop terrace, allowing you to enjoy two levels of outdoor living: everyday life on the main living level and special moments under the open sky above.



Basement level:  
2 parking spaces

Panoramic terrace:  
59.41 sqm

# Notturmo

137.22 sqm

Living area	44.20 sqm
Bathroom	2.70 sqm
Hallway	22.86 sqm
Bathroom	8.99 sqm
Bedroom	14.40 sqm
Bathroom	5.86 sqm
Bedroom	14.25 sqm
Terraces	59.41 sqm

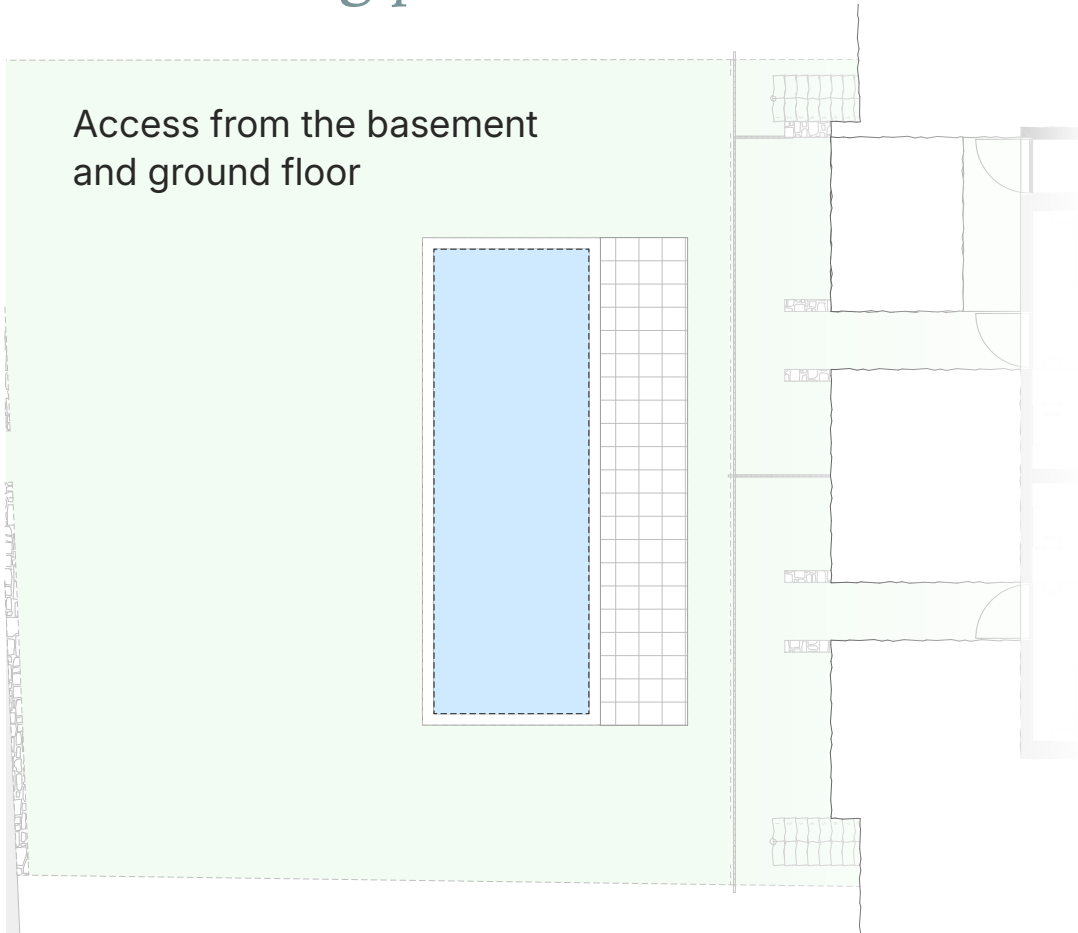
The number and layout of rooms can be customised.

Notturmo is the twin of Vespro, reflecting the same architectural layout in a mirrored configuration. It offers a bright living area with generous openings and seamless continuity with its portion of terrace.

The distribution follows the same logic, ensuring that each space enjoys its own outlook with the same quality of light and privacy.

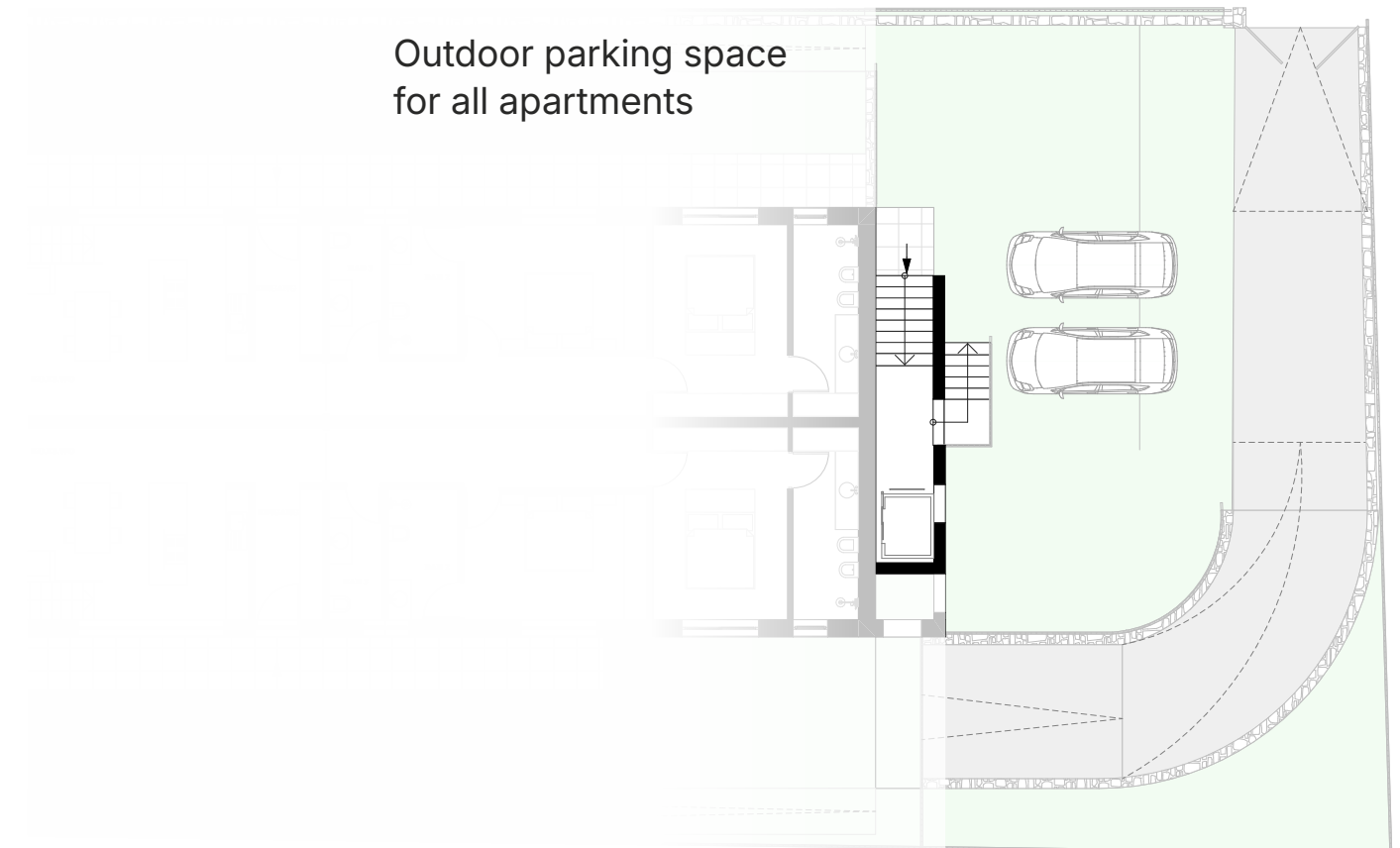
# Swimming pool

Access from the basement and ground floor



# Outdoor parking

Outdoor parking space for all apartments





Villa Lalla is more than architecture: it is an invitation to live with authentic elegance.

Materials, proportions and dialogue with the landscape are designed to create harmony and a sense of belonging, enhancing everyday living. So that beauty is not an exception, but a way of life.

And to turn this invitation into a real experience, there is someone who walks alongside you.

Our value lies in the relationship  
we build with you.

When you decide to take that extra step, we  
will be by your side throughout the journey:  
relationship, clarity, continuity. This is our  
idea of discreet excellence: being there, with  
care, when it truly matters.



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