

| TWELVE |
TOSCOLANO MADERNO
GARDA LAKE







The property

Located just 400 meters from the enchanting beach of Toscolano Maderno, a short walk from the town center and well served by supermarkets, cafes, restaurants and public transportation, Twelve Residence is the latest high-performance real estate gem located on the Brescian shore of Lake Garda.

Twelve exclusive residences designed to satisfy a demanding and international clientele.

Ground floor with 2 or 3 bedroom apartments, large gardens and private pools.

First floor with 1 or 2 bedroom apartments and large loggias ideal as relaxation areas.

Penthouses with 3 bedrooms, large terraces and private pools.

Each property unit has exclusive parking spaces and its own storage area

L'immobile

Ubicato a soli 400 metri dall'incantevole spiaggia di Toscolano Maderno, a pochi passi dal centro cittadino e ben servito da supermarket, caffetterie, ristoranti e mezzi pubblici, Twelve Residence è l'ultimo gioiello immobiliare ad alto rendimento posto sulla sponda Bresciana del Lago di Garda.

Dodici esclusive residenze studiate per soddisfare una clientela esigente ed internazionale.

Piano terra con appartamenti con 2 o 3 camere da letto, ampi giardini e piscine private.

Piano primo con appartamenti con 1 o 2 camere da letto e loggiati vivibili ideali come zone relax.

Attici con 3 camere da letto, grandi terrazze e piscina privata.

Ogni unità immobiliare dispone di posti auto esclusivi e cantina di proprietà.





Toscolano Maderno



Bergamo
Orio al Serio
94 Km



Milano
Linate
123 Km



Verona
Valerio Catullo
65 Km



Casello
Brescia Est
29 Km



Brescia
Centro
45 Km



Milano
Centro
120 Km



Verona
Centro
54 Km



Traghetto
Maderno
1,8 Km



Fermata Bus
Toscolano
0,1 Km



Scuola
Materna
0,2 Km



Scuola
Elementare
0,7 Km



Scuola
Media
0,2 Km



Centro
Medico
0,3 Km



Pronto
soccorso
15 Km





DETTAGLI DI PROGETTO

TIPO DI PROPRIETA'

RESIDENZIALE

DESCRIZIONE

PIANO TERRA - PIANO PRIMO - PIANO ATTICO

NUMERO DI APPARTAMENTI

2 - QUADRILOCALI CON GIARDINO E PISCINA PRIVATA - PIANO TERRA
2 - TRILOCALI CON GIARDINO E VERANDE COPERTE
4 - TRILOCALI CON TERRAZZE - PIANO PRIMO
2 - BILOCALI CON TERRAZZE - PIANO PRIMO
2 - ATTICI CON TERRAZZE E PISCINA PRIVATA

TOTALE APPARTAMENTI

12 APPARTAMENTI

PROJECT FACTS

PROPERTY TYPE

RESIDENTIAL

DESCRIPTIN

GROUND FLOOR - FIRST FLOOR - ROOF FLOOR

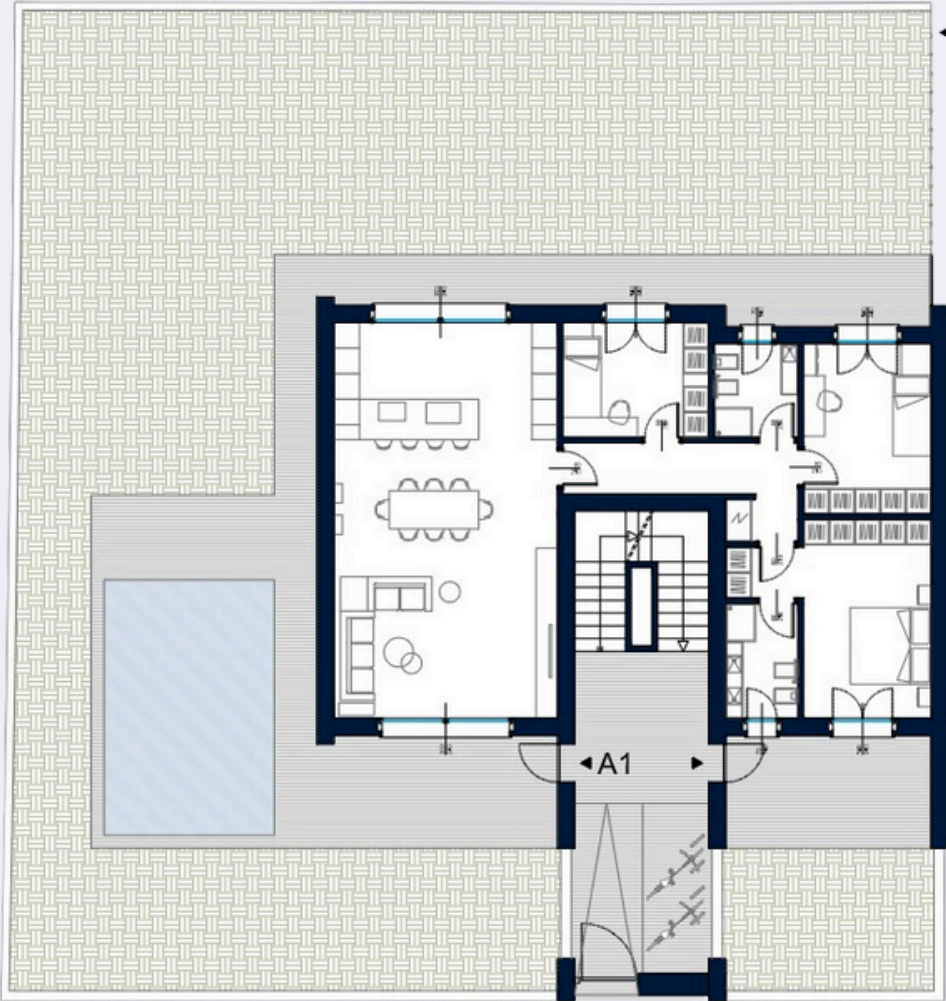
NUMBER OF UNITS

2 - 3 BEDROOMS WITH GARDEN & POOL - G.F.
2 - 2 BEDROOMS WITH GARDEN & VERANDA - G.F.
4 - 2 BEDROOMS WITH TERRACE - F.I.
2 - 1 BEDROOMS WITH TERRACE - F.I.
2 - 3 BEDROOMS PENTHOUSE WITH TERRACE & POOL - R.F.

TOTAL UNITS

12 APARTMENTS





APARTMENT
APPARTAMENTO **A1**



Apartment - Appartamento
sqm 127,76



Floor - Piano
0



Bedrooms - Camere
3



Kitchen - Cucina
1



Bathrooms - Bagni
2



Living - Soggiorno
1



Garden - Giardino
mq 247,50



Veranda
sqm 60

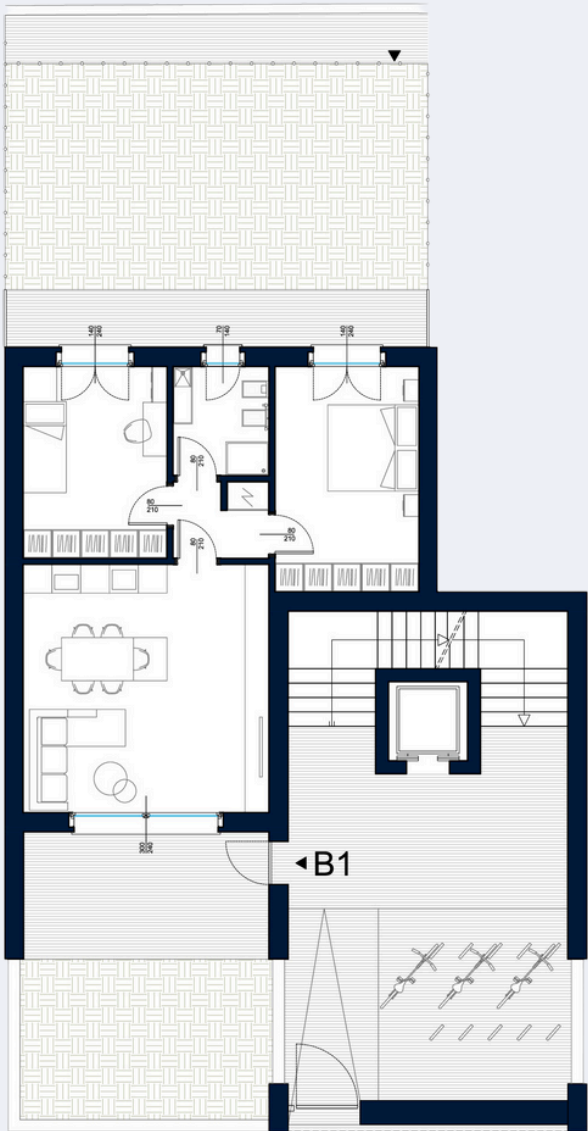


Parking - Posto auto
2



Private Pool
Piscina Privata

€ 714.000



APARTMENT
APPARTAMENTO **B 1**



Apartment - Appartamento
sqm 74,35



Floor - Piano
0



Bedrooms - Camere
2



Kitchen - Cucina
Open



Bathrooms - Bagni
1



Living - Soggiorno
1



Garden - Giardino
mq 57



Veranda
sqm 23,60



Parking - Posto auto
1

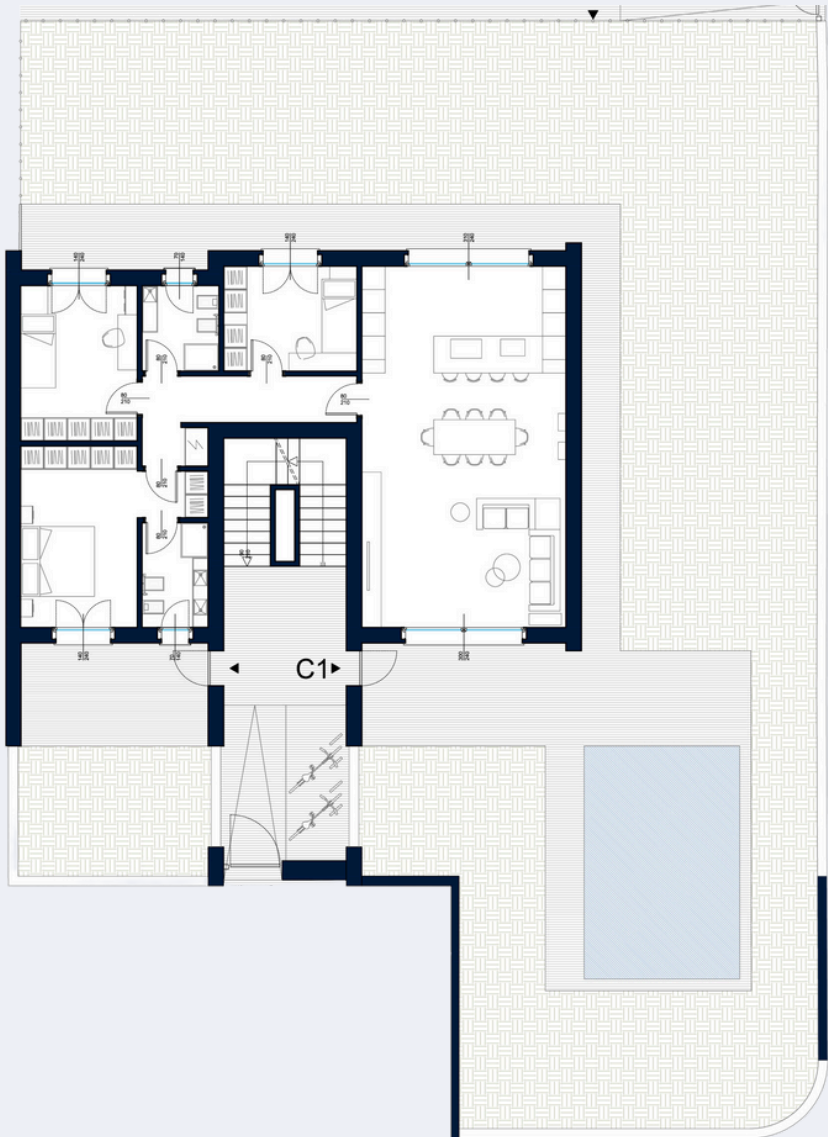
€ 371.000



APARTMENT
APPARTAMENTO **B 2**

	Apartment - Appartamento sqm 74,35		Floor - Piano 0
	Bedrooms - Camere 2		Kitchen - Cucina Open
	Bathrooms - Bagni 1		Living - Soggiorno 1
	Garden - Giardino mq 57		Veranda sqm 23,60
	Parking - Posto auto 1		

€ 371.000



APARTMENT
APPARTAMENTO

C1



Apartment - Appartamento
sqm 127,76



Floor - Piano
0



Bedrooms - Camere
3



Kitchen - Cucina
1



Bathrooms - Bagni
2



Living - Soggiorno
1



Garden - Giardino
mq 247,50



Veranda
sqm 60



Parking - Posto auto
2



Private Pool
Piscina Privata

€ 728.000



APARTMENT
APPARTAMENTO

A2



Apartment - Appartamento
sqm 78,92



Floor - Piano
1



Bedrooms - Camere
2



Kitchen - Cucina
Open



Bathrooms - Bagni
1



Living - Soggiorno
1

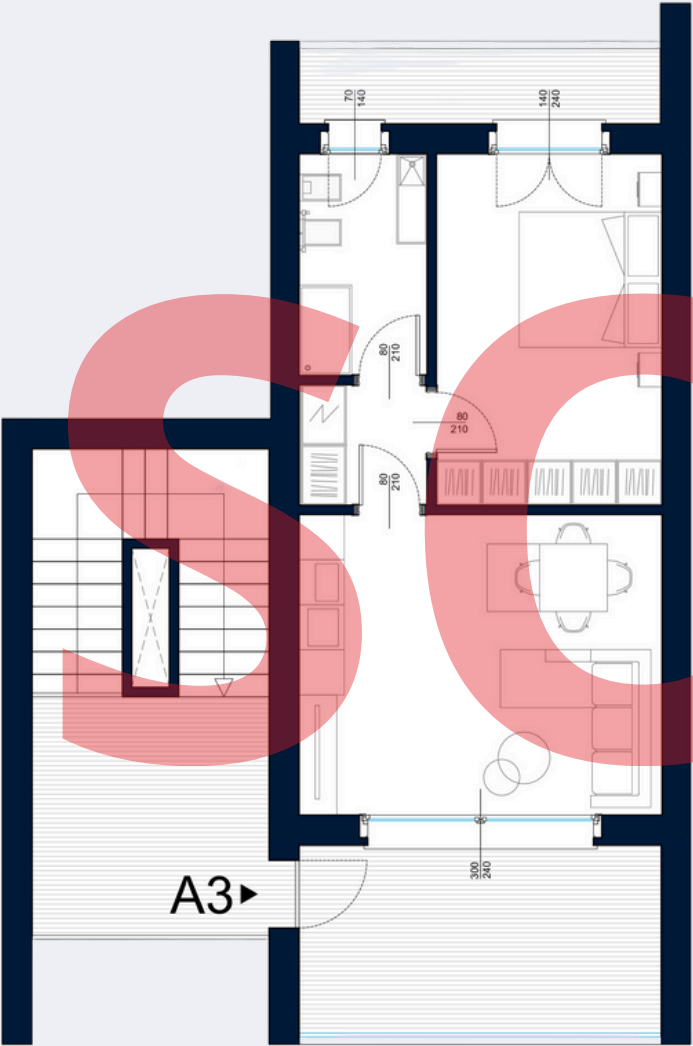


Veranda
sqm 25,85



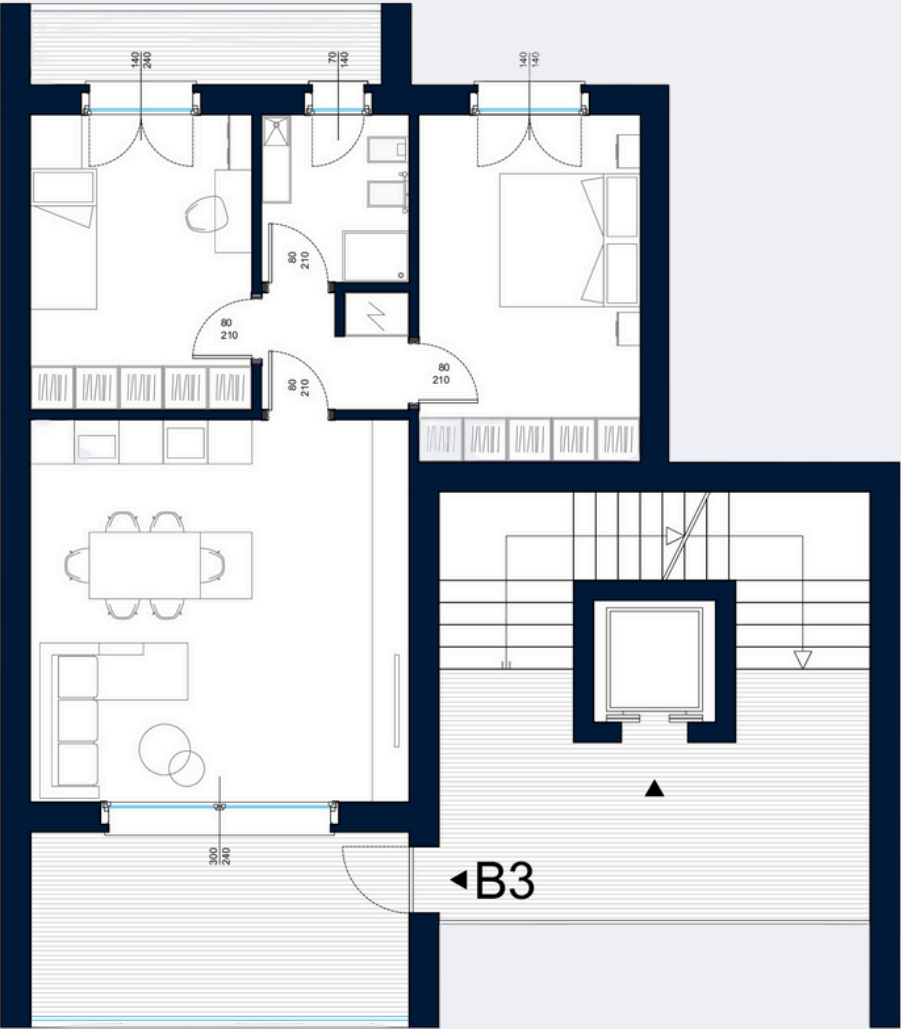
Parking - Posto auto
1

€ 377.000



APARTMENT
APPARTAMENTO **A3**

	Apartment - Appartamento sqm 54,09		Floor - Piano 1
	Bedrooms - Camere 1		Kitchen - Cucina Open
	Bathrooms - Bagni 1		Living - Soggiorno 1
	Veranda sqm 19,20		Parking - Posto auto 1



APARTMENT
APPARTAMENTO **B3**



Apartment – Appartamento
sqm 77,05



Floor – Piano
1



Bedrooms – Camere
2



Kitchen – Cucina
Open



Bathrooms – Bagni
1



Living – Soggiorno
1

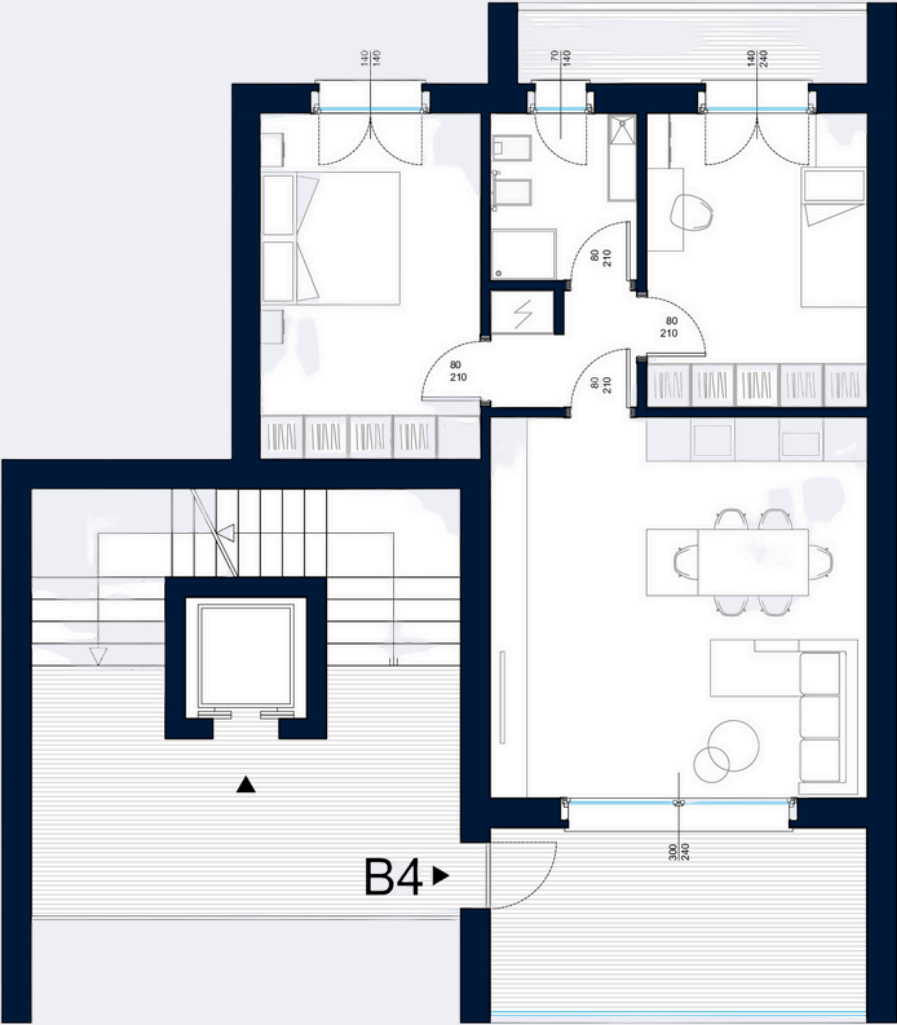


Veranda
sqm 20,02



Parking – Posto auto
1

€ 387.000



APARTMENT
APPARTAMENTO **B4**

	Apartment – Appartamento sqm 77,05		Floor – Piano 1
	Bedrooms – Camere 2		Kitchen – Cucina Open
	Bathrooms – Bagni 1		Living – Soggiorno 1
	Veranda sqm 20,02		Parking – Posto auto 1

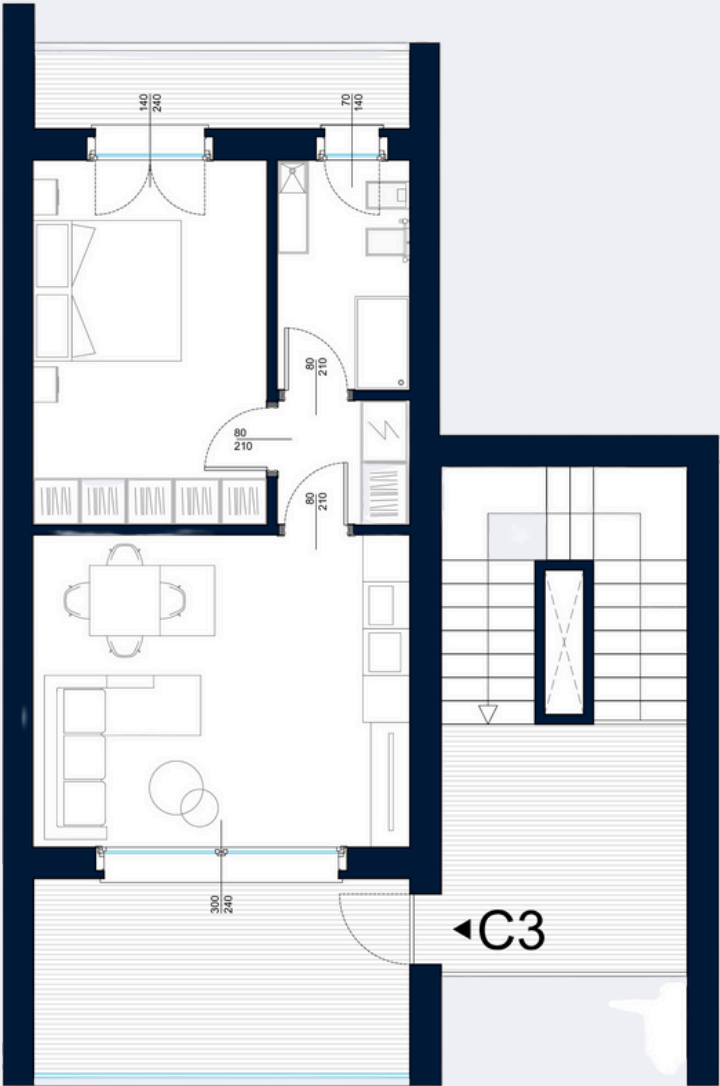
€ 387.000



APARTMENT
APPARTAMENTO

C3

	Apartment - Appartamento sqm 76,97		Floor - Piano 1
	Bedrooms - Camere 2		Kitchen - Cucina Open
	Bathrooms - Bagni 1		Living - Soggiorno 1
	Veranda sqm 33,05		Parking - Posto auto 1



APARTMENT
APPARTAMENTO

C2



Apartment - Appartamento
sqm 54,09



Floor - Piano
1



Bedrooms - Camere
1



Kitchen - Cucina
Open



Bathrooms - Bagni
1



Living - Soggiorno
1



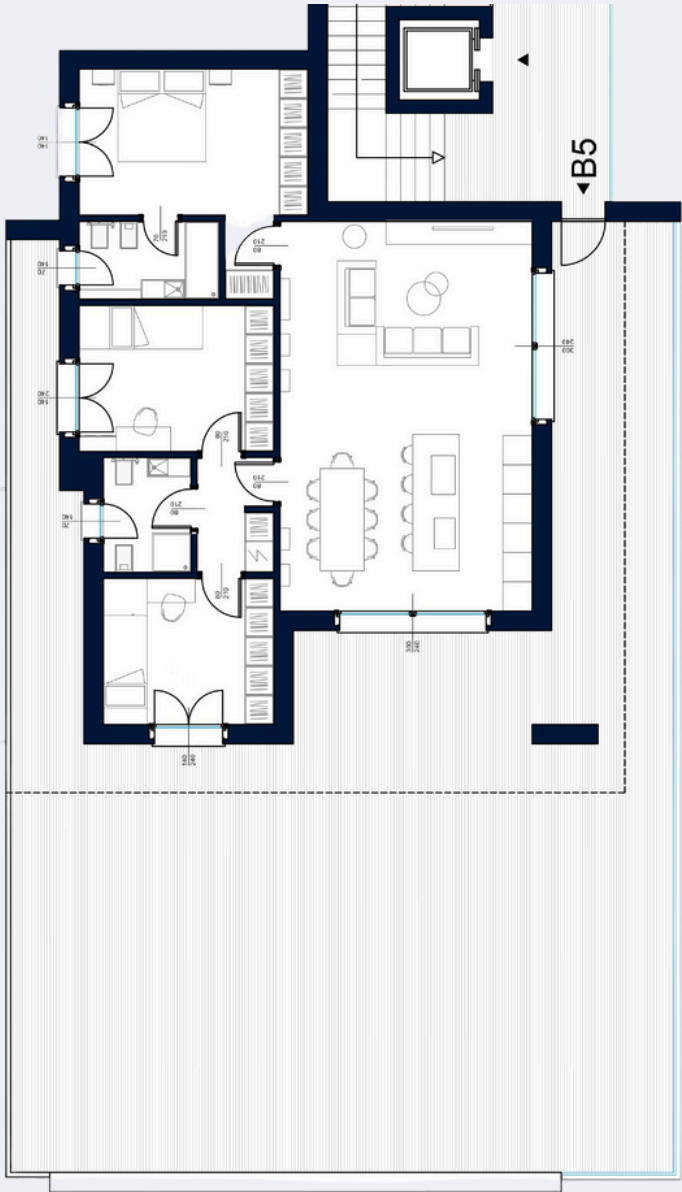
Veranda
sqm 19,20



Parking - Posto auto
1

€ 285.000

C3



APARTMENT
APPARTAMENTO

B5



Apartment - Appartamento
sqm 113,62



Floor - Piano
2



Bedrooms - Camere
3



Kitchen - Cucina
Open



Bathrooms - Bagni
2



Living - Soggiorno
1

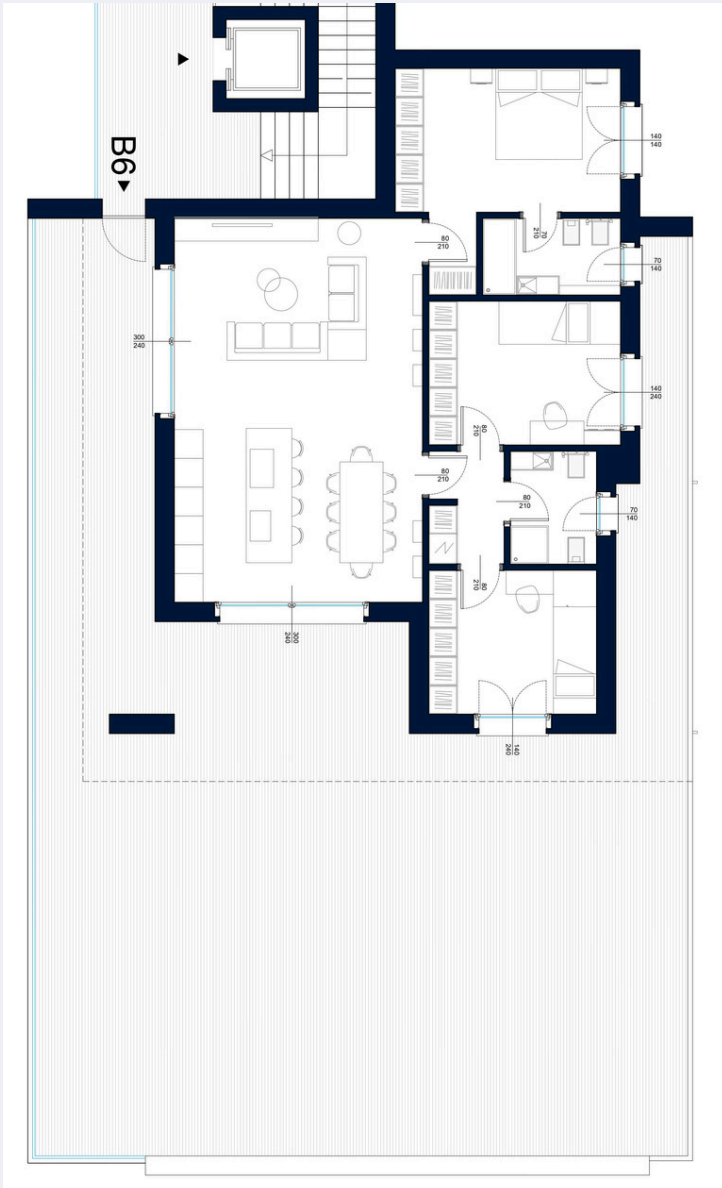


Terrace - Terrazzo
sqm 175



Parking - Posto auto
2

€ 870.000



APARTMENT
APPARTAMENTO **B6**

 **Apartment - Appartamento**
sqm 113,62

 **Bedrooms - Camere**
3

 **Bathrooms - Bagni**
2

 **Terrace - Terrazzo**
sqm 175

 **Floor - Piano**
2

 **Kitchen - Cucina**
Open

 **Living - Soggiorno**
1

 **Parking - Posto auto**
2

€ 870.000







TEAM
PEZZOTTA
GLOBAL REAL ESTATE INVESTMENTS

 **REMAX**
GOLD



— **TOP50** —
RE/MAX
2023


CHAIRMAN'S
2023

— **TOP50** —
RE/MAX
2024


PLATINUM CLUB
2024