

Villa Regina

Region: Lake Garda Sleeps: 12

Overview

Thanks to its exclusive location above Lake Garda, Villa Regina benefits from breathtaking panoramic views while being surrounded by ancient olive trees and beautiful gardens. The newly built villa is set on a well-maintained, 21-acre private estate which guarantees peace and tranquility and lets you thoroughly enjoy the full beauty of the lake environment while being conveniently close to popular places like Verona and Venice.

Built on organic, natural and well-being principles Villa Regina provides an unspoilt and luxurious retreat which focuses on the harmony between body and soul and allows you to relax and recharge together with your friends and family. You'll experience a truly memorable holiday at Villa Regina – an idyllic luxury habitat above beautiful Lake Garda!

Facilities

Wow Factor • Quirky • Sustainable Collection • Ideal for Teens •
Wi-Fi/Internet • Hot Tub • Walk to Village • BBQ • All Bedrooms En-Suite
• Ground Floor Bed & Bath • Cable TV • Sauna/Steam • Indoor Games •
Outdoor Games • DVD • Working Fireplace • Heating • Caretaker/Owner
on Site • Cot(s) • High Chair(s) • Waterfront • Rural Location •
Walking/Hiking Paths • Wine Tasting • Golf Nearby • Outstanding
Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages •
Romantic



Interior & Grounds

The villa consists of two separate apartments on two floors, each with their own entrance door and is only available for exclusive rents.

The heart of the villa is the grand, light living space that brings together the kitchen, dining room and living room. The modern country kitchen is equipped with all amenities, including a fridge with ice maker, induction cooking plates, oven, pantry and dishwasher. The dining table is handmade from Atwood and seats 8 people. Enjoy dinner in a beguiling atmosphere with a crackling open fireplace and a glass of wine from the in-house wine cellar. Afterwards, relax into the comfortable couch, wrapped in a warm blanket, reading your favourite book as it gets dark outside or watch a movie on the 3D TV and BluRay Player.

Sleep like a baby in Villa Regina's comfortable beds, which all come with soft cushions and mattresses made from 100% natural and ecological materials. Each of the bedrooms is unique: The four-poster bedroom all in white, the olive bedroom made out of olive wood and the nature bedroom on the top floor. What they all share is the beautiful lake view! These three bedrooms have en-suite bathrooms, a power circuit breaker, windows with fly screens and black-out blinds. All bathrooms are equipped with showers, bathtubs and bidets. There is a fourth bedroom with twin beds upstairs while the fifth and sixth bedrooms can be found on the ground floor.

Forget the world around you and leave the everyday life behind! Getting lost in a good book, enjoying the spectacular sunset from the outdoor heated whirlpool or wandering through the vast gardens, these moments create your memories for life. The al-fresco dining area has been completely redone and there's now a wonderful outdoor kitchen with BBQ.

Close your eyes and breathe in the aromatic fragrance of the herbs, taste the sweet fruits of the garden, listen to the chirp of the birds and the soft murmur of the water. The sounds, smells and tastes of nature relax your soul, calm your spirit and bring harmony back into your life!

The magical garden of the villa spans over several acres, created and tended by villa owner Norbert, a passionate eco-gardener. Between native oleander and wild orchids, you find many exotic plants, like banana trees, pineapple guava, a monk's pepper tree, goji berry tree and even Chinese dates. An explosion of colours and scents from the many herbs, flowers and trees await you when wandering through this Eden.

More Facilities...

- Outdoor kitchen and barbecue



- Natural swimming pond, Dimensions: 10x5 metres

Extra sustainability gems about this property:

- The property is classified as a Klima House A, meaning it uses less than 30 watt/qm/year. The villa actually only uses less than 20 watt/qm/year.
- Almost all building materials for the furniture has been sourced locally: all wood for the olive bedroom is from the olive trees on the property and one other bedroom and some furniture pieces are build from the typical oak trees from Lake Garda.
- The villa is built out of wood sourced from South Tyrol, and only natural isolating material has been used.
- The water in the property is heated with solar panels on the roof. If needed, there is a wood stove to heat the water (during the cooler months like March and October). This is the only CO2 output of the property. The wood is sourced from the property itself.
- The extensive property around the villa has many flowers, herb trees, olive trees and vegetable gardens - all organic and absolutely no pesticides used. This place provides a precious environment for all kind of birds, insects and other small animals. There are some very rare species living in the garden - like the fire salamander - there are bee hives on the property (at a distance from the villa), sometimes the guests get the organic local honey for breakfast (depends on availability).
- The property has a natural swimming pool, no chemicals are used to treat the water. The water gets cleaned by special water plants and is very soft for your skin!
- The owners have their own septic tank for wastewater treatment on the property, and only use environmentally friendly cleaning products (like vinegar) to clean the villa. They provide eco-friendly detergent, washing powder and dishwasher detergent for the guests.
- We source our water from our own deep well. The water is tested regularly and is top drinking quality and is delicious mountain spring water.

Location & Local Information

Villa Regina lies on the east shore of lake Garda, just above the charming village of Castelletto di Brenzone and close to idyllic resort of San Zeno in Montagna high above the lake. Castelletto di Brenzone is located directly on Lake Garda and can be reached by a 15 minutes walk downhill (good walking shoes essential!).

An ancient Roman path connects the village with the mountains and bypasses the villa grounds. By car, it is about 5km Castelletto di Brenzone where you will find several excellent fish restaurants, pizzerias and small supermarkets. Watersport enthusiasts will feel right at home on the many beaches that are close by, as well as a local sailing club and motor boat rental.

The ferry, which stops twice daily on the little fishing port of the village, takes you to the other side of the lake to explore charming Limone or Marniga del Garda. The other village closeby is San Zeno di Montagna, also a short 5 min drive away. San Zeno di Montagna is nicknamed the "terrace to the lake" thanks to its stunning location, and in autumn this village is famous for its chestnut inspired dishes.

Local Amenities

Nearest Airport	Verona "Valerio Catullo" (46-50 km)
Nearest Ferry Port	Castelletto di Brenzone (5 km)
Nearest Village	Castelletto di Brenzone (5 km)
Nearest Town/City	Malcesine (15 km)
Nearest Restaurant	Castelletto di Brenzone (5 km)
Nearest Bar/Pub	Castelletto di Brenzone (5 km)
Nearest Beach	Castelletto di Brenzone (5 km)
Nearest Golf	Garda - golf course Ca' degli Ulivi (16-20 km)



Nearest Piste	Monte Baldo - Palsa - San Valentino Ski Area (46-50 km)
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What Oliver loves...

- Set in a very tranquil and peaceful area, there's no neighbors in sight and you get one of the best views of lake Garda!
- Extensive use of stylish wood surfaces and furnishings creates an incredible feel of warmth and cosiness
- Huge organic garden with olive grove, herb garden for guests, outdoor hot tub and sauna
- There's a big focus on sustainability and eco-friendliness: the luxury villa is a "climate house", with underfloor heating and living space ventilation

What you should know...

- The final leg of access road from tarmac to the villa is down a steep and bendy track - we suggest hiring a sturdy car during your stay.
- The bedrooms in the top-floor apartment are accessed from the outside
- This property is not ideal for small children, as there are many unfenced walls and drops in the huge garden

Terms & Conditions

- Security deposit: 800 €
- Arrival time: 4 p.m
- Departure time: 10 a.m
- Energy costs included?: Yes.
- Heating costs included?: Yes.
- Linen & towels included?: Yes.
- End of stay cleaning included?: Yes. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.
- Pets welcome?: No
- Smoking Allowed?: No
- Changeover day: Saturday
- Pool towels included?: Yes.
- Other Ts and Cs: High chair and cot are available on request.