



VILLA OLEANDRO

LUXURY LIVING

LAZISE | LAKE GARDA





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A perfect place, suspended
between sky and lake.

VILLA OLEANDRO



ENCHANTMENT IS EMOTION

“I turn my gaze where
the water meets the sky,
toward ever-changing
horizons. And when I turn
it back home, I feel the
same sense of fulfillment.
And I realize that only
here can I find both
freedom and security.”

Imagine gliding across the endless
blue of the lake, a gentle breeze
brushing your face as you approach
the shores where Villa Oleandro
stands, nestled in a setting of
unmatched natural beauty, gazing
out over the water. Like a luxury yacht
docked in an exclusive harbor, this
residence captivates the eye with its
timeless elegance and promises an
experience of refined pleasure.



VILLA OLEANDRO



A PROMISE OF REFINED PLEASURE

Villa Oleandro embodies the perfect harmony between contemporary architecture and the surrounding landscape. Located in Lazise, in the unmatched setting of Lake Garda, this prestigious residence stands out for its seamless blend of form, color, and refined materials.

"The greatest fulfillment comes when imagination becomes reality, and dreams become part of my everyday life."

Masterfully designed, the villa unfolds across two above-ground floors plus a spacious basement level, blending seamlessly into the surrounding landscape. Set in a dominant position and surrounded by a lush garden of native species, Villa Oleandro is a true haven of peace and charm.

Named after the oleander, the iconic plant of Lake Garda's shoreline, Villa Oleandro draws inspiration from its delicate elegance and Mediterranean vitality. Its blooms gently color the garden, becoming a living symbol of harmony and natural beauty.

At the rear, a refined swimming pool adds an extra touch of luxury and calm, turning every moment at home into a pure pleasure.

A careful balance of contemporary lines and the raw essence of Lake Garda's natural setting makes Villa Oleandro a bold yet harmonious expression of elegance.



VILLA OLEANDRO

"In the journey of life, every step is a choice.
With my eyes on the horizon, I choose in the
light of the sun – without hesitation."



The first-floor living area is an open space that enhances both luxury and comfort, offering a unique sense of freedom and pleasure. Accessible by elevator or via a dramatic staircase, it leads to a bright and captivating environment.

A full-height glass wall creates seamless visual continuity with the outdoors, while the expansive terrace becomes a natural extension of the living space – offering breathtaking views of Lake Garda and the Alps.

The open-concept layout includes a dining area and kitchen, elegantly divided by an island with stools, ideal for informal and convivial moments. Two large windows frame enchanting views of the garden, bringing the serenity of nature inside.

Villa Oleandro is more than a living space – it is a celebration of achievement and fulfillment. A home that reflects the pinnacle of beauty, comfort, and success.



LIGHT IS ENERGY,
SPACE IS LIFE

“I’m at home, calmly watching the gentle waves of the lake. I feel free – master of the moment – with the sensation that i can pause time at will.”

The terrace, an extraordinary panoramic vantage point over the lake, offers ample space to comfortably accommodate a lounge sofa set and two chaise longues. Alternatively, the same area can be arranged with an outdoor dining table for al fresco meals.





The sleeping quarters of this prestigious villa, located on the ground floor, are a true oasis of elegance and comfort. All three bedrooms feature large glass windows that open onto the private garden, allowing natural light to flood the interiors and offering uninterrupted views of the surrounding nature.

The master bedroom and the single bedroom each have their own en-suite bathrooms, ensuring optimal comfort and privacy.

The primary suite, set apart from the rest of the sleeping area by a private hallway, offers an elevated level of privacy. It forms the heart of the night area, complete with an en-suite bathroom, a spacious walk-in closet, and an exclusive portico. This outdoor space adds a refined touch and invites quiet moments of relaxation in the garden – creating the perfect atmosphere for rest and well-being.

"The sleeping area of this villa is my oasis of serenity. It's the refined retreat I've always envisioned – where design and nature meet in perfect harmony."



AN OASIS
OF ELEGANCE
AND COMFORT

A SANCTUARY OF DAILY REFINED LUXURY

I don't like to leave anything to chance – I love details. They speak to me of a desire to live without limits or boundaries, to experience life at its finest.

In the heart of this luxury residence, elegance extends all the way to the garage – transforming a utilitarian space into an exclusive experience. This underground level, enveloped in an atmosphere of refinement, welcomes residents with a LED-lit car park, where every detail is designed to enhance both beauty and functionality.

Adding a touch of exquisite exclusivity, a glass wall reveals a private wine cellar. Bathed in soft lighting, it opens onto a tasting area dedicated to moments of pleasure and conviviality. A perfect blend of sophisticated design and a passion for the art of wine – where every visit becomes a sensory journey.





"I truly feel like myself when inner serenity takes shape and is reflected in physical well-being, continually elevating my whole being."

AN EXCLUSIVE RETREAT

The basement level of this villa is a masterpiece of design and functionality, featuring a generous area dedicated to wellness and relaxation.

The layout is versatile, with service spaces thoughtfully designed for maximum comfort. Guests are welcomed into an elegant and inviting bedroom, ensuring their stay is both refined and relaxing.

The private spa is the very heart of exclusivity, featuring a sauna, relaxation area, and gym. An innovative underground space opens onto an outdoor area with a hydromassage pool and lounge zone, ensuring complete privacy and serenity.

This exclusive retreat embodies the essence of luxury and discretion – a perfect fusion of comfort, elegance, and tranquility.



VILLA OLEANDRO

Floor plans



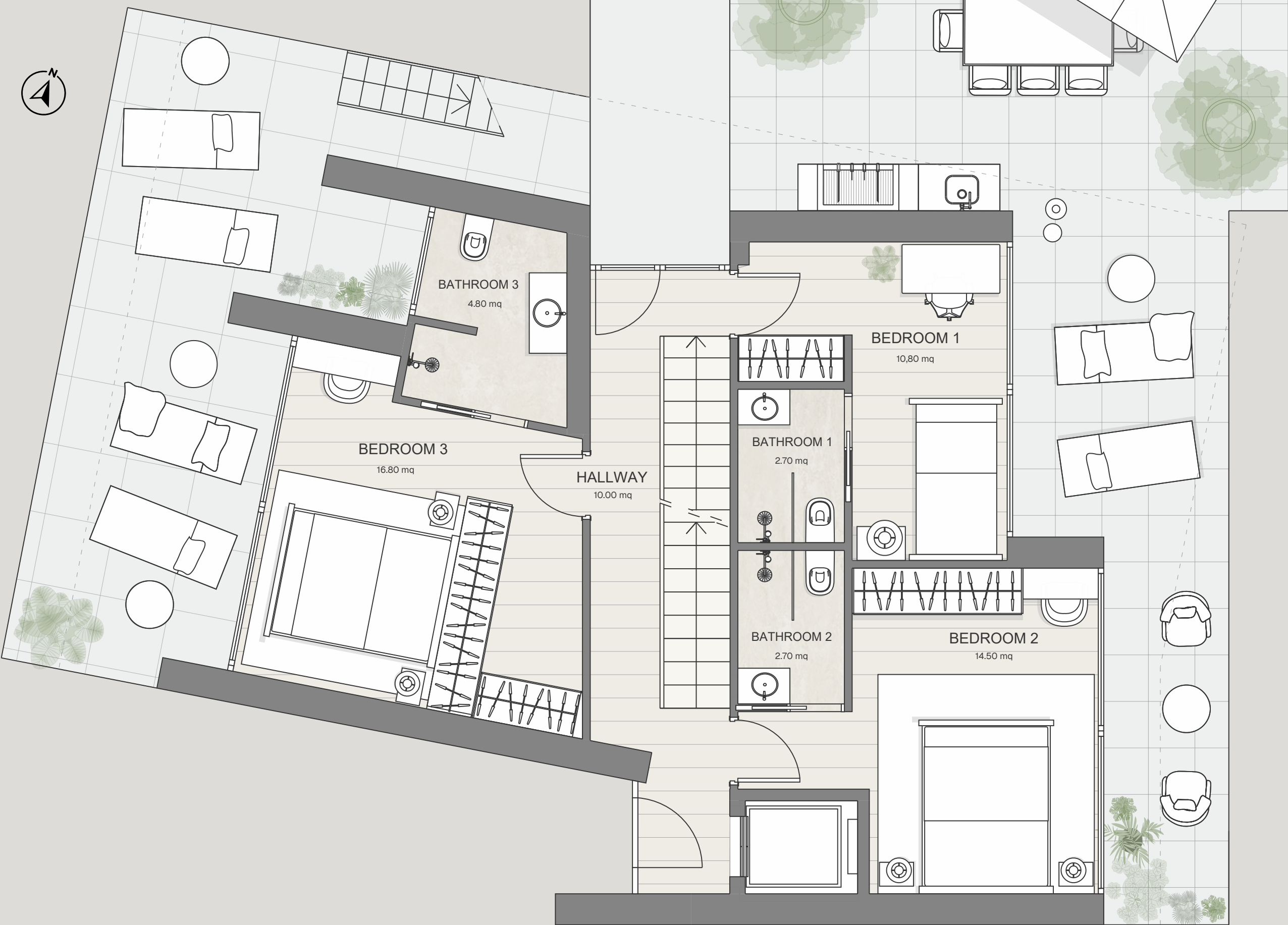
External area

GARDEN 230 M²



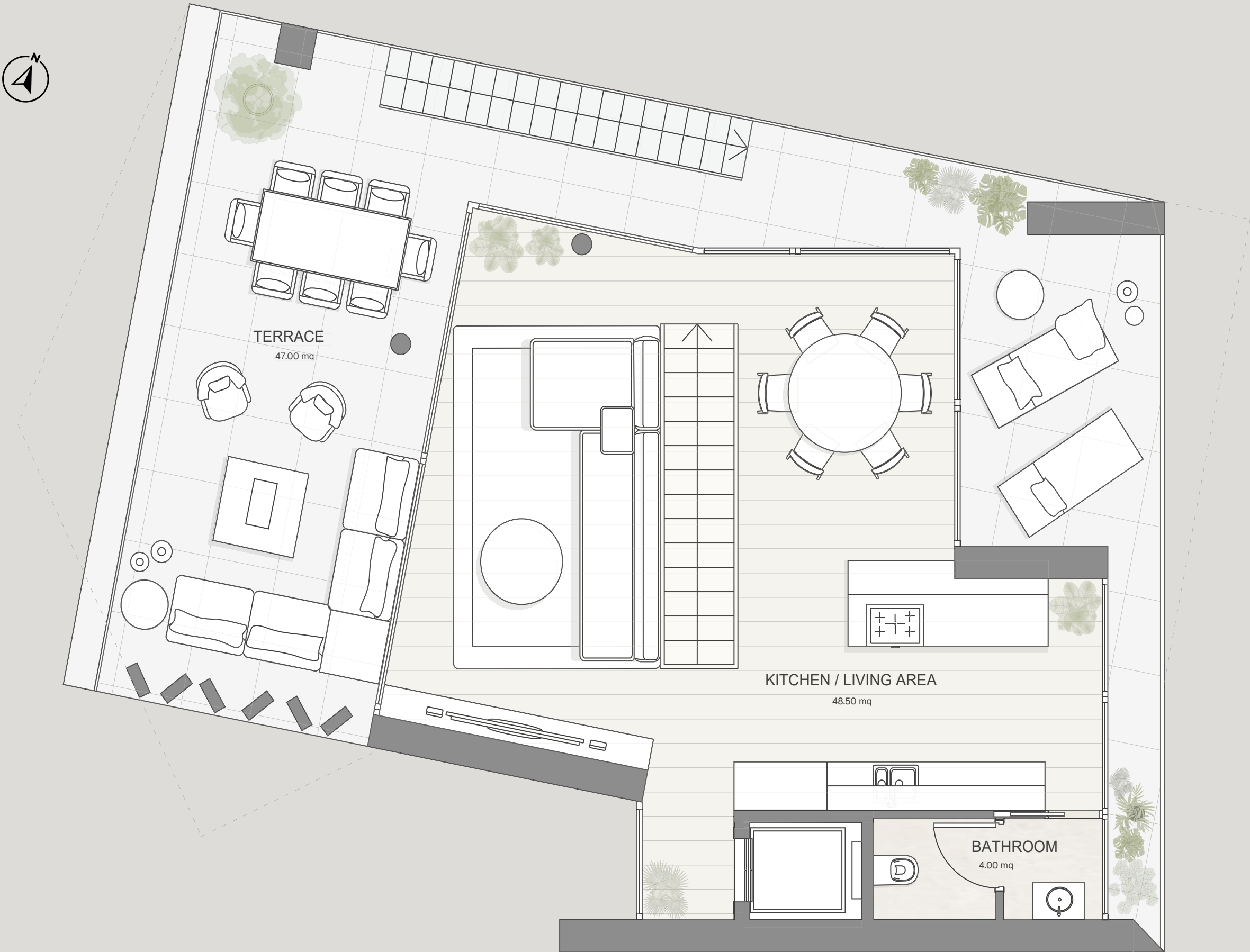
Ground floor

AREAS	INTERIOR AREAS (M²)	EXTERIOR AREAS (M²)
HALLWAY	10	-
BEDROOM 1	10.8	-
BATHROOM 1	2.7	-
BEDROOM 2	14.5	-
BATHROOM 2	2.7	-
BEDROOM 3	16.8	-
BATHROOM 3	4.8	-



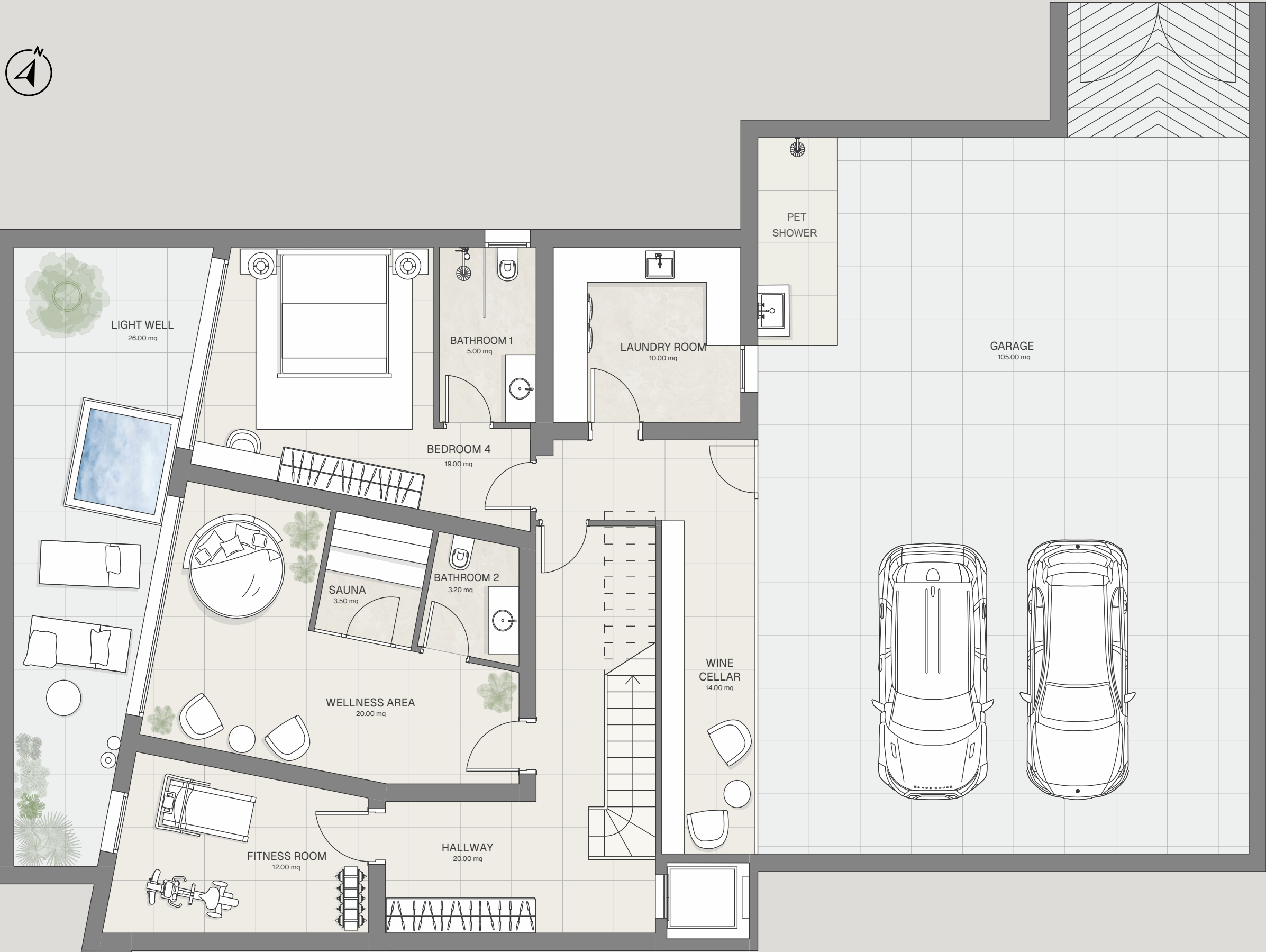
First floor

AREAS	INTERIOR AREAS (M²)	EXTERIOR AREAS (M²)
KITCHEN / LIVING AREA	48.5	-
BATHROOM	4	-
TERRACE	-	47



Basement

AREAS	INTERIOR AREAS (M²)	EXTERIOR AREAS (M²)
GARAGE	105	—
LAUNDRY ROOM	10	—
WINE CELLAR	14	—
HALLWAY	20	—
BATHROOM 1	5	—
BEDROOM 4	19	—
WELLNESS AREA	20	—
BATHROOM 2	3.2	—
SAUNA	3.5	—
FITNESS ROOM	12	—
LIGHT WELL	—	26





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LUXURY LIVING



PRIVILEGED LOCATION, EXCLUSIVE LIFESTYLE

Welcome to Lazise, a charming gem on the eastern shores of Lake Garda, where timeless elegance blends harmoniously with the natural beauty of Italy's largest lake.

Thanks to its privileged lakeside location, Lazise offers a lifestyle whose quality and beauty are hard to surpass. The crystal-clear water, accompanied by the gentle play of the wind, touches the eyes and soul, transporting residents to a realm of peace and contemplation.

Villa Oleandro is situated in one of the area's finest residential neighborhoods, surrounded by nature and luxurious estates, an ideal place to immerse yourself in the atmosphere of Lake Garda with the utmost comfort and complete security.





"Lazise is not just a place by the lake – it is a gateway to the treasures of the surrounding region."



Local attractions never disappoint: the beach is conveniently within walking distance. The old town, with its ancient walls, lakeside promenade, and picturesque streets, invites you to immerse yourself in the medieval atmosphere and discover hidden treasures around every corner. The Scaliger Castle, with its majestic presence, embodies the thousand-year history of this region, while the numerous services, shops, and restaurants cater to every need and desire.

Thanks to the excellent road network, the connections to the expressway, the Brenner motorway, and the A4 are reachable within minutes by car—privileged routes towards Northern Italy, Austria, and Germany.






Villa Oleandro is located in a privileged position: Lake Garda and the Morainic Hills are major international tourist destinations, featuring comfortable beaches, charming villages full of poetry, gourmet food and wine routes, natural parks, and numerous golf courses.

The surrounding area offers top-quality food and wine itineraries. The residences are nestled within the territory of Lazise, between the Morainic Hills and the lake, with the Valpolicella terroir just nearby. Farmhouses, traditional trattorias, award-winning restaurants, and fine wineries provide ample opportunities for leisure and cultural experiences.



NATURE AND REFINEMENT AS A LIFESTYLE



"And when the day comes to an end, Lazise welcomes its residents with a spectacular sunset, painting the sky with shades of red and gold that reflect on the calm waters of the lake, creating an atmosphere of enchantment and magic."

Architectural and urban planning project: Piersolieri Landscape Urbanisme
Real estate marketing + interior design: studiosandrinicomunicazione.com



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