

# CORTE BELVEDERE

SEVINO LIVING




A3
A2
A1

# CORTE BELVEDERE




**Besonders positioniert**

Corte Belvedere ist auf Weite ausgerichtet. Die Architektur nutzt die erhöhte Lage konsequent und richtet jede Einheit zum freien Panorama hin aus. Das Anwesen folgt der Hangkante in ruhiger, klarer Linie. Dazwischen entstehen bewusst gesetzte Zwischenräume, die Distanz und Stille schaffen. Innen öffnen sich fließende Raumstrukturen, außen wird die Landschaft selbstverständlicher Teil des Wohnens.

**In posizione d'eccezione**

Corte Belvedere si apre alla vastità del paesaggio. L'architettura valorizza la posizione elevata, orientando ogni residenza verso un panorama senza confini. Seguendo il naturale profilo del pendio, il complesso si sviluppa con discrezione, creando tra i volumi spazi di quiete e privacy. All'interno, ambienti armoniosamente connessi accolgono luce e apertura; all'esterno, il paesaggio diventa parte naturale dell'abitare.

**Elevated Perspective**

Corte Belvedere is shaped by a sense of openness. Its architecture embraces the elevated setting, orienting every residence towards the uninterrupted panorama. Following the natural contour of the hillside, the development unfolds in a quiet, refined rhythm, with carefully placed spaces creating privacy and a sense of calm. Inside, seamless spaces invite light and openness; beyond, the landscape becomes a natural extension of home.



# A1

## A LAKE OF YOUR OWN




Als einzige Residence des Ensembles mit privatem Pool verbindet A1 auf zwei Ebenen offen gestaltete Wohnbereiche mit privaten Rückzugsorten zu einer außergewöhnlichen Form des Wohnens. Großzügige Wohnbereiche gehen fließend in Terrasse, Garten und Pool über, während die private Ebene mit Master Suite und zwei weiteren Schlafzimmern einen Ort vollkommener Ruhe schafft.

Con la sua piscina privata esclusiva, A1 rappresenta una proposta abitativa unica all'interno di Corte Belvedere. I due livelli distinguono con naturalezza gli spazi dedicati alla convivialità da quelli riservati al relax, dando vita a un equilibrio armonioso tra apertura e privacy. Le ampie zone giorno si aprono verso la terrazza, il giardino e la piscina, mentre il livello inferiore accoglie la master suite e due ulteriori camere da letto, offrendo un ambiente riservato dedicato al relax e alla tranquillità.

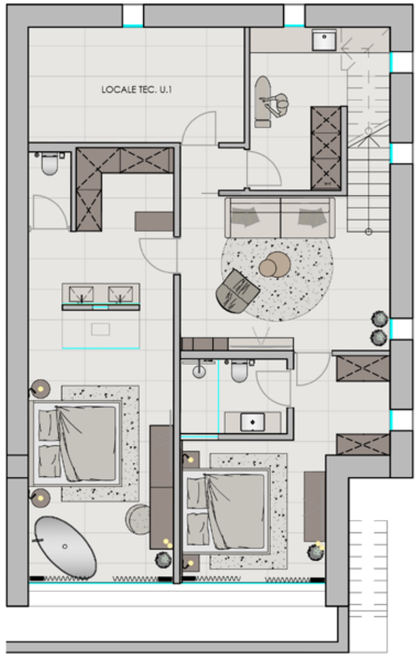
As the only residence within Corte Belvedere to feature its own private pool, A1 offers a truly unique way of living. Designed across two levels, it is where open living meets complete privacy. Living spaces extend seamlessly onto the terrace, garden, and private pool, while the lower level is reserved for tranquillity, featuring the master suite and two additional bedrooms, creating a private retreat dedicated to comfort and relaxation.



# FACTS & FIGURES

| | |
|---|---|
| Master Suite | 26,3 m² |
| Master Bathroom | 9,2 m² |
| Suite 1 | 16,3 m² |
| Suite 1 Bathroom | 4,4 m² |
| Suite 2 | 14 m² |
| Suite 2 Bathroom / Guest WC | 4,4 m² |
| Living Room 1 | 18,5 m² |
| Living Room 2 | 20,9 m² |

| | |
|---|---|
| Kitchen and Dining Area | 27,4 m² |
| Covered Terrace | 32,71 m² |
| Open Terrace | 11,99 m² |
| Entrance Area | 3,9 m² |
| Staircase | 5,6 m² |
| Laundry Room | 10,3 m² |
| Utility Room | 13,6 m² |




Basement floor
piano seminterrato
Untergeschoss



Ground floor
piano terra
Erdgeschoss



213,70m²
Garden Area
with Lake





# TIMELESS CHARACTER

Zeitgenössische Architektur verbindet sich mit der Authentizität traditioneller Natursteinmauern und interpretiert den Charakter eines mediterranen Rusticos auf moderne Weise neu.

L'architettura contemporanea si fonde con l'autenticità dei tradizionali muri in pietra naturale, reinterpretando in chiave moderna il carattere di un rustico mediterraneo.

Contemporary architecture meets the authenticity of traditional natural stone walls, reinterpreting the timeless character of a Mediterranean rustico.





SEIVINO LIVING



Handcrafted Pietra di credaro.
An extraordinary play of texture.
Nature shaped into warmth.





# A2

## THE GARDEN RESIDENCE




A2 zeichnet sich durch ein außergewöhnliches Raumgefühl aus. Die zweigeschossige Residence verbindet Innen- und Außenbereiche zu einer durchgängigen räumlichen Erfahrung. Von der Sonnenterrasse setzt sich die Bewegung nahtlos in den Garten fort – begleitet von einem konstant offenen Blick in die Weite. Eine klare Struktur, präzise Proportionen und hochwertige Materialien verleihen der Residence eine ruhige, selbstverständliche Großzügigkeit.

A2 si distingue per una percezione dello spazio straordinaria. La residenza su due livelli crea una continuità fluida tra interno ed esterno. Dalla terrazza soleggiata lo spazio si estende naturalmente verso il giardino, mantenendo una vista costantemente aperta sul paesaggio. Una struttura chiara, proporzioni equilibrate e materiali selezionati definiscono un'atmosfera di eleganza discreta e ampiezza.

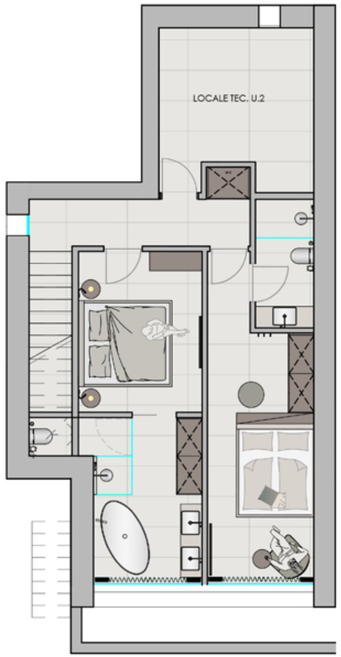
A2 is defined by an exceptional sense of openness. As a two-level residence, it creates a continuous spatial experience between interior and exterior. From the sun terrace, movement flows effortlessly into the garden, accompanied by an uninterrupted view across the landscape. A clear structure, refined proportions and carefully selected materials shape an atmosphere of calm and understated generosity.



# FACTS & FIGURES

| | |
|---|---|
| Master Suite | 16,5 m² |
| Master Bathroom | 4,1 m² |
| Suite 1 | 11 m² |
| Suite 1 Bathroom | 11,2 m² |
| Suite 2 | 11,1 m² |
| Suite 2 Bathroom / Guest WC | 5,7 m² |

| | |
|---|---|
| Living Area | 43,7 m² |
| Covered Terrace | 24,64 m² |
| Open Terrace | 9,77 m² |
| Corridor | 6,6 m² |
| Staircase | 4,9 m² |
| Utility Room | 13,1 m² |




Basement floor
piano seminterrato
Untergeschoss



Ground floor
piano terra
Erdgeschoss



44,37 m²
Garden Area
with Lake


SEVINO LIVING



# WHERE NATURE BECOMES PART OF EVERYDAY LIVING.





SEEING LIVING



Wool textures in daylight.
Warm wood at the table.
Dinner waiting quietly.



# A3

## ABOVE ALL




A3 bildet den höchsten Punkt von Corte Belvedere. Die privilegierte Höhenlage und die konsequente Ausrichtung zum Gardasee schaffen aus Wohnbereichen und Master Suite einen freien, weitreichenden Blick über die Landschaft. Die auf einer Ebene konzipierte Wohnstruktur verbindet sämtliche Räume zu einem großzügigen und harmonischen Ganzen. Der überdachte Außenbereich erweitert die Residence um einen geschützten Ort im Freien, der Privatsphäre und den weiten Blick über die Landschaft in harmonischer Weise vereint.

A3 occupa il punto più alto di Corte Belvedere. La posizione privilegiata e il preciso orientamento verso il Lago di Garda offrono agli ambienti living e alla master suite una vista libera e ampia sul paesaggio. Concepita su un unico livello, la residenza riunisce tutti gli ambienti in un insieme generoso e armonioso. L'area esterna coperta amplia la residenza con uno spazio protetto al aperto, dove privacy e ampiezza del paesaggio si incontrano in armonia.

A3 occupies the highest point of Corte Belvedere. Its privileged elevation and considered orientation towards Lake Garda give the living spaces and master suite uninterrupted, far-reaching views across the landscape. Conceived on a single level, the residence brings every space together in a generous and harmonious whole. The covered outdoor area extends the residence with a sheltered setting in the open air, where privacy and expansive views come together with effortless harmony.



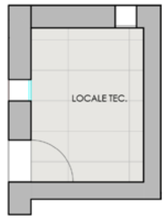




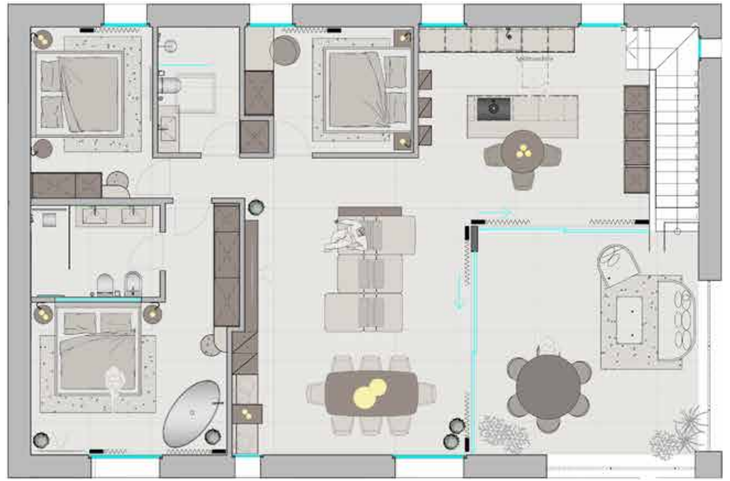
SEVINO LIVING

# FACTS & FIGURES

| | |
|---|---|
| Master Suite | 20,5 m² |
| Master Bathroom | 6,5 m² |
| Suite 1 | 11,8 m² |
| Suite 2 | 11 m² |
| Bathroom | 6,1 m² |
| Living and Dining Area | 38,2 m² |
| Kitchen | 23,7 m² |
| Covered Terrace | 32,80 m² |
| Entrance Area | 4,3 m² |
| Staircase | 5,6 m² |
| Utility Room | 9,5 m² |




Basement floor
piano seminterrato
Untergeschoss



First floor
primo piano
Erster Stock





# MORNING LIGHT.
# LAKE VIEWS.
# COMPLETE CALM.



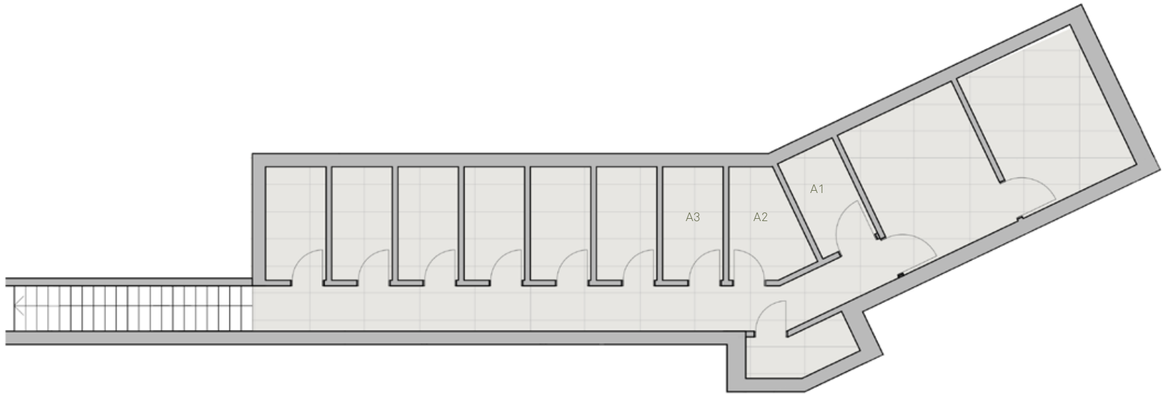


Soft cushions in sunlight.
Warm tones in the room.
A quiet moment at home.





# BASEMENT FLOOR

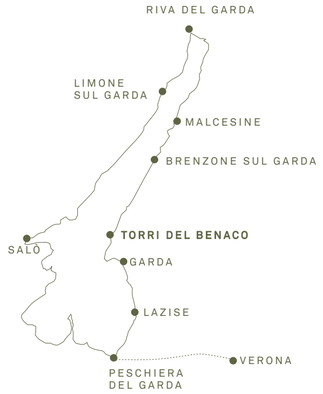



| | |
|---|---|
| Storage Room A1 | 8,31 m² |
| Storage Room A2 | 9,12 m² |
| Storage Room A3 | 8,69 m² |



SEVINO LIVING

# LOCATION




| Nearest airports (drive-time) | | |
|---|---|---|
| Verona Villafranca | VRN | 40 min |
| Venedig Marco Polo | VCE | 1 h 45 min |
| Mailand Linate | LIN | 1 h 40 min |
| Mailand Malpensa | MXP | 2 h 10 min |
| Bozen / Bolzano | BZO | 1 h 15 min |