

A photograph of a modern apartment building's exterior. The focus is on a balcony with a dark metal railing and a large planter box filled with lush green plants. Above the balcony is a large window with a dark frame. The building's facade is a light beige color. To the right, there is a dark grey vertical slat screen. The overall aesthetic is clean and contemporary.

TAVERNOLA-RESIDENCE

Luxury holiday apartments overlooking Lake Iseo

Direct sale

LAKE ISEO THE REFINED ALTERNATIVE TO ITALY'S FAMOUS LAKES

1. **A haven of authenticity far from the crowds**

Enjoy untouched beauty and rare tranquillity, far from the bustle of nearby Italian lakes like Lake Como and Lake Garda.

2. **A smart investment with proven growth**

With property values doubling in ten years, Lake Iseo offers both lifestyle and solid long-term appreciation.

3. **A lake waiting to be discovered**

Sixteen picturesque villages and 65 km of shoreline create a setting of refined charm and breathtaking views.

4. **Effortlessly connected**

Despite its tranquillity, Lake Iseo is perfectly located: Milan, Verona, Brescia, and Bergamo are all just a short drive away. Travel with ease, enjoy world-class culture, and return to your lakeside sanctuary in minutes.

5. **Live the essence of Italy**

On Lake Iseo, you experience Italy at its most authentic, genuine hospitality, fine cuisine, relaxed living, and unforgettable beauty. It's the Italy connoisseurs seek but rarely find.





TAVERNOLA QUIET LUXURY IN AN AUTHENTIC ITALIAN VILLAGE

Overlooking the serene waters of Lake Iseo, **Tavernola Bergamasca** is a refined lakeside village where just 2,000 residents enjoy an authentic, unhurried rhythm of life.

Nestled among rolling hills and prestigious vineyards, the village offers a harmonious blend of natural beauty, modern comfort, and exceptional quality of living. Essential amenities are close at hand, while **Bergamo, Brescia, and airport are only 30 minutes away**; perfect for effortless travel.

With panoramic views, charming local traditions, and immediate access to the renowned **Franciacorta wine region**, Tavernola Bergamasca is an ideal destination for those seeking tranquillity, understated elegance, and the genuine essence of Italian living.





THE ENCHANTED ISLANDS OF LAKE ISEO — RIGHT OUTSIDE YOUR BALCONE DOOR

Lake Iseo is home to **three enchanting islands**, each with its own unmistakable character.

At the heart of the lake rises **Monte Isola**, the largest inhabited lake island in Europe — a timeless world of charming villages, scenic trails, and breathtaking views.

In 2016, the lake gained international acclaim when artist **Christo** unveiled *The Floating Piers*: a spectacular golden walkway floating across the water, linking Sulzano to two islands and drawing millions of visitors from around the world.

Close by are the exquisite **Isola di Loreto** and **Isola di San Paolo**. Both privately owned, these exclusive islands lend the lake an atmosphere of sophistication, privacy, and quiet mystery.





FRANCIACORTA, HOME OF ICONIC ITALIAN SPARKLING WINES

Just minutes from Lake Iseo stretches **Franciacorta**, a region of rolling hills, prestigious estates, and world-class wineries.

This is where Italy's most celebrated **traditional-method sparkling wines** are born — refined creations from iconic houses such as **Ca' del Bosco, Berlucchi, and Bellavista**.

Living here means embracing a landscape where nature and understated luxury blend seamlessly, and where every detail expresses the passion, craftsmanship, and **timeless elegance of Italy**.





WHERE PERFECT WEATHER MEETS REFINED LIVING

Lake Iseo enjoys a **mild, sun-drenched climate**, offering warm and pleasant days from Easter well into late autumn.

With average summer temperatures of **26–30°C** and water that reaches **20–22°C**, the lake benefits from a gentle microclimate where even July and August remain remarkably dry.

This year-round temperate weather invites outdoor living — from exploring nature and enjoying water sports to simply unwinding along the lakeshore.

It is also here that the iconic **Riva motor yachts** are tested: masterpieces of Italian luxury and craftsmanship that perfectly reflect the elegance and spirit of Lake Iseo.





Riva

WHERE HISTORY, STYLE AND LAKESIDE LIVING MEET

Stretching along **65 kilometres of scenic shoreline**, Lake Iseo is home to a collection of 16 villages and towns that embody true Italian charm.

Among them, **Iseo, Lovere, and Sarnico** shine brightest; three destinations where elegance, culture, and lifestyle come together.

- **Iseo**, the vibrant heart of the lake, captivates with its charming historic centre, boutique shopping, gourmet dining, and a romantic lakeside promenade.
- **Lovere**, celebrated as one of Italy's most beautiful villages, enchants with its historic palaces, artistic heritage, and sweeping views over the water.
- **Sarnico** offers a refined yet lively atmosphere, blending Liberty-style architecture with elegant cafés, stylish venues, and a distinctly cosmopolitan spirit.





PREMIUM SHOPPING AT YOUR DOORSTEP

Only **30 minutes from Lake Iseo**, you'll find some of northern Italy's most exceptional shopping destinations. In **Bergamo**, the renowned **Oriocenter** — one of Italy's largest and most prestigious malls — offers hundreds of boutiques, gourmet restaurants, cinemas, and an elegant, air-conditioned indoor setting open seven days a week.

Nearby, the **Franciacorta Outlet Village** features more than **140 stores** from leading international brands, offering premium selections at attractive outlet prices.

In **Roncadelle**, a contemporary shopping centre adds even more choice, with refined labels, an upscale food court, and high-quality services.

From designer fashion to Italian craftsmanship and exclusive lifestyle brands — **everything is close at hand.**





WHERE OUTDOOR ADVENTURE EMBRACES ITALIAN ELEGANCE

Just steps from the shoreline, you can immerse yourself in **sailing, kayaking, and a wide range of water sports**, or explore **hundreds of kilometres of panoramic trails** ideal for trekking, cycling, and mountain biking.

The region offers a rare balance of **natural beauty and refined lifestyle**, where outdoor well-being becomes part of everyday life.

Within an hour, you can reach **prestigious ski resorts**, while exclusive **18-hole golf courses** nestled in peaceful greenery await enthusiasts of the sport.

This is a destination that elevates leisure: **elegant, active, and effortlessly diverse**, a true paradise for those who embrace a sophisticated outdoor lifestyle between lake and mountains.







TAVERNOLA-RESIDENCE

Tavernola-Residence offers three luxury, modern, and comfortable apartments, designed for those who wish to live or invest on Lake Iseo.

Prices are transparent and **without any real estate commission**. Each apartment **includes a kitchen, bathroom, flooring, and heating system**, with the possibility to customise the finishes.

The building features a shared **elevator** and a **private parking space**, ensuring comfort and convenience.

Payments are made in several instalments, based on the progress of the construction work, offering **maximum security and flexibility**.

Delivery is scheduled for autumn 2026.

A secure investment in an elegant residence, in the heart of an authentic and rapidly growing region.

















A photograph of a modern apartment building facade. The building has three visible floors with balconies. The balconies have dark metal railings and are adorned with green plants. The ground floor features a stone wall and a dark garage door. A large white curved line and a red dashed rectangle are overlaid on the image. The red dashed rectangle highlights the third floor balcony area.

APARTMENT 1

€ 299.000,-

An elegant solution of **95 square metres** (commercial area).

- ✓ **No real estate commission**
- ✓ **Turnkey delivery**
- ✓ **360° service** dedicated to buyers
- ✓ **Private parking** space of 18 m²
- ✓ **VAT included** in the price

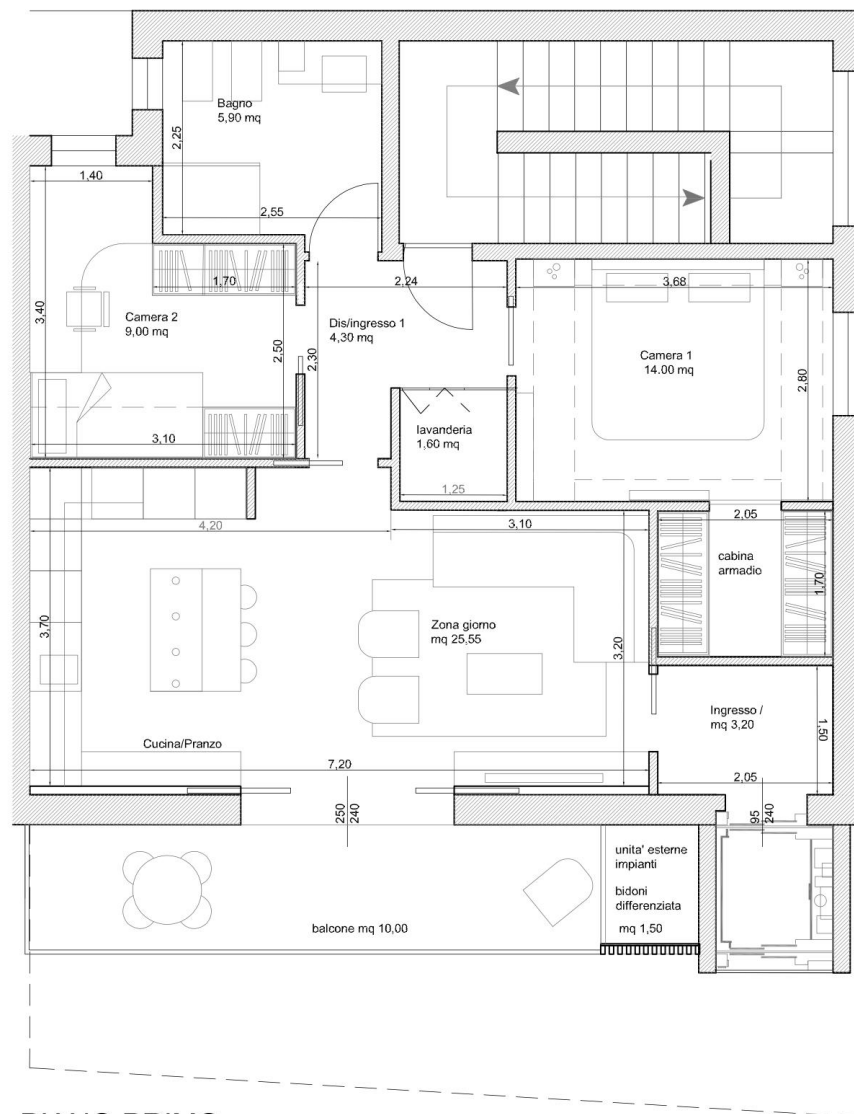
THE HOME AT A GLANCE

- **First floor**
- **Independent entrance** with staircase and hallway
- **Elevator** with direct access to the floor
- **Master bedroom** with **walk-in wardrobe**
- Bright **single bedroom**
- Modern and **functional bathroom**
- Living area with **open-plan kitchen**
- **Large balcony with lake view**
- **Quality finishes**, heating, and customisation options included.



Apartment 1





PIANO PRIMO



First floor



APARTMENT 2

€ 309.000,-

An elegant solution of **99 square metres** (commercial area).

- ✓ **No real estate commission**
- ✓ **Turnkey delivery**
- ✓ **360° service** dedicated to buyers
- ✓ **Private parking** space of 18 m²
- ✓ **VAT included** in the price

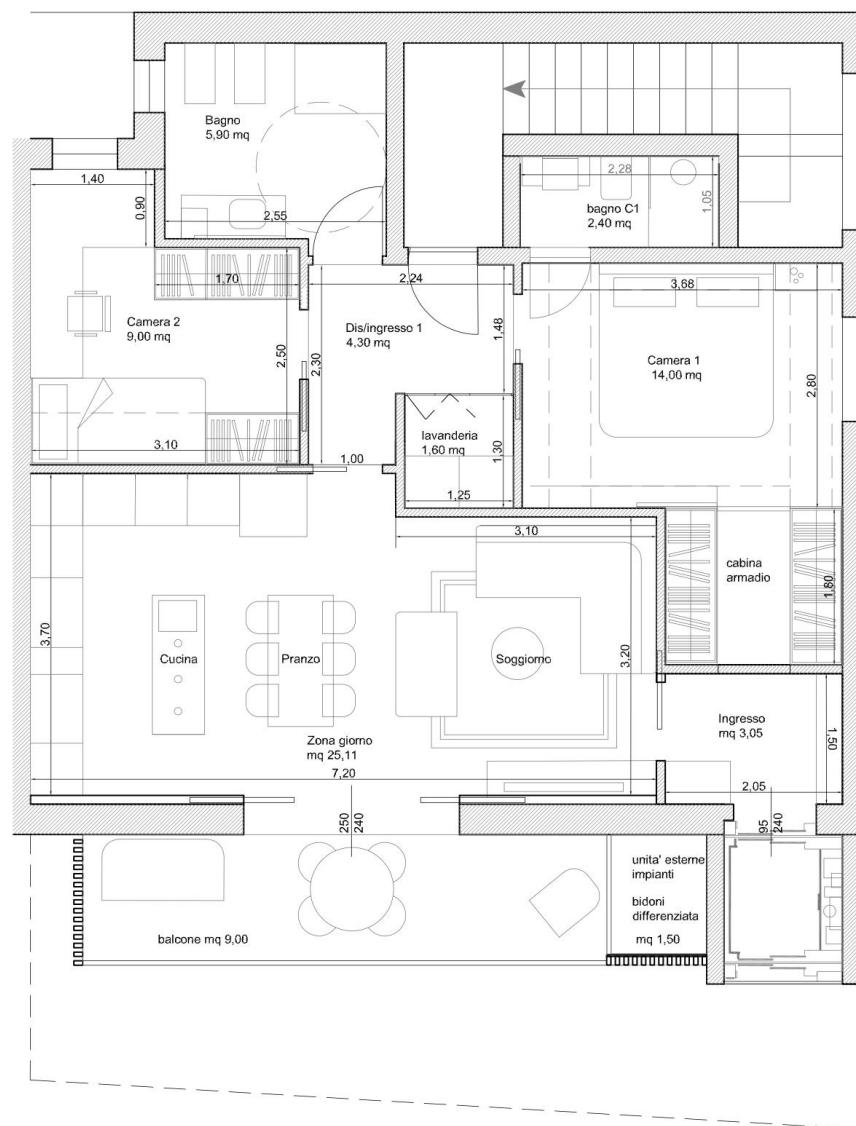
THE HOME AT A GLANCE

- **Second floor**
- **Independent entrance** with staircase and hallway
- **Elevator** with direct access to the floor
- **Master bedroom** with **walk-in wardrobe**
- Bright **single bedroom**
- Modern and **functional bathroom**
- Living area with **open-plan kitchen**
- **Large balcony with lake view**
- **Quality finishes**, heating, and customisation options included.



Apartment 2





Second floor





APARTMENT 3

€ 349.000,-

An elegant solution of **99 square metres** (commercial area).

- ✓ **No real estate commission**
- ✓ **Turnkey delivery**
- ✓ **360° service** dedicated to buyers
- ✓ **Private parking** space of 18 m²
- ✓ **Private garden**
- ✓ **VAT included** in the price

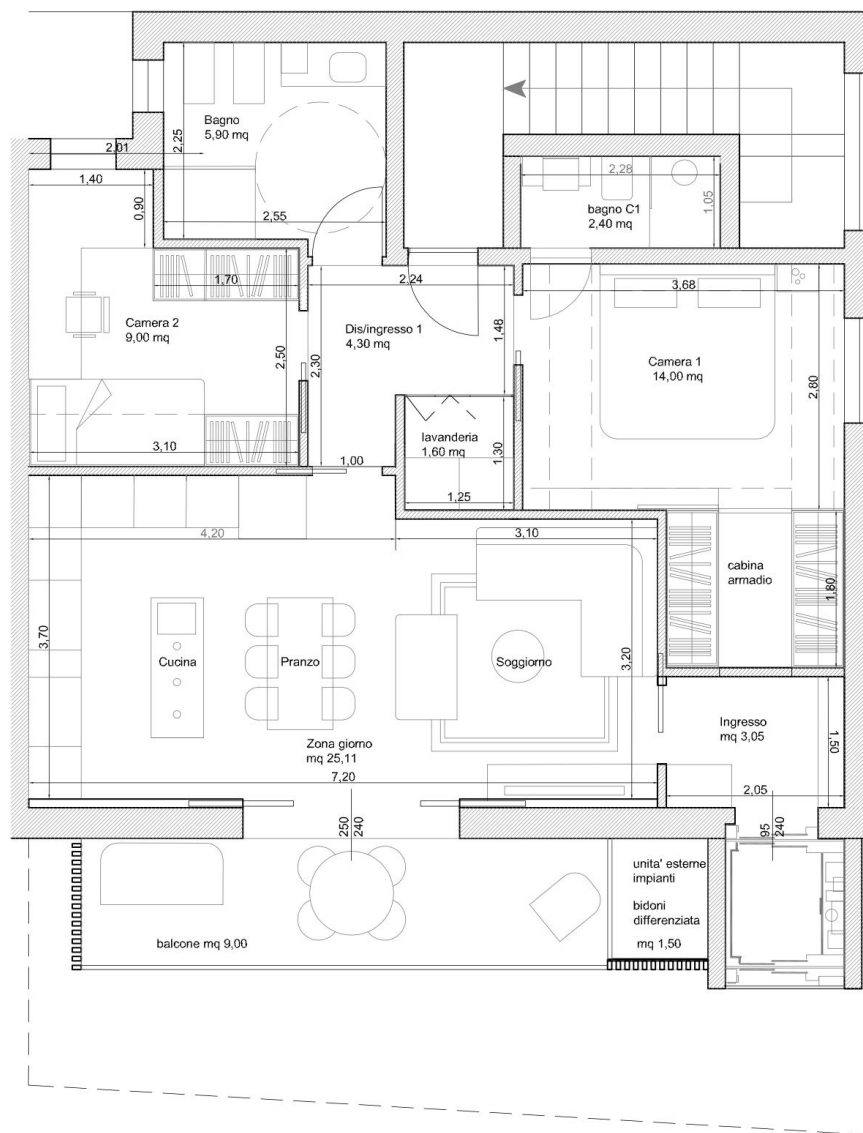
THE HOME AT A GLANCE

- **Third (top) floor**
- **Independent entrance** with staircase and hallway
- **Elevator** with direct access to the floor
- **Master bedroom** with **walk-in wardrobe**
- Bright **single bedroom**
- Modern and **functional bathroom**
- Living area with **open-plan kitchen**
- **Large balcony with lake view**
- **Private garden**
- **Quality finishes**, heating, and customisation options included.



Apartment 3





PIANO TERZO

Third floor





SELLER

EdilBP srl – Tavernola Bergamasca.

EdilBP is a trusted **construction company** known for its professionalism, expertise, and long-standing experience in the sector.

Founded and led by partners **Luca Balducchi** and **Roberto Pauzzi**, the company excels in new builds, renovations, and maintenance of both residential and hospitality properties.

EdilBP also provides **dedicated services for holiday homes**, ensuring exceptional quality, reliability, and comprehensive support throughout every stage of the project.



INFORMATION REQUESTS

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