

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.





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.**



ORIO CENTER



**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.

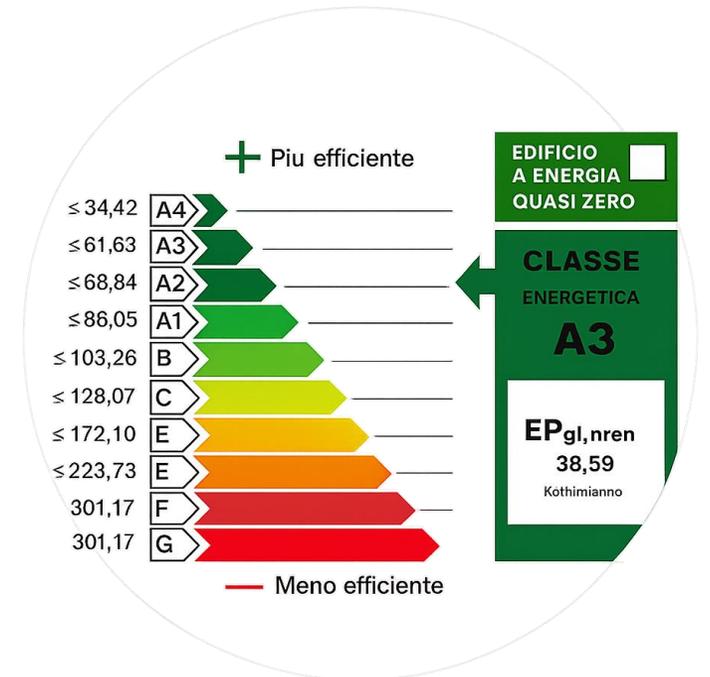




GREEN AND SUSTAINABLE



- Roof with the best possible insulation value
- All walls additionally insulated
- Windows and doors with high insulation values
- No gas: “net-zero energy”
- Heat pump
- Solar panels
- **Highest possible energy class for renovated buildings!**





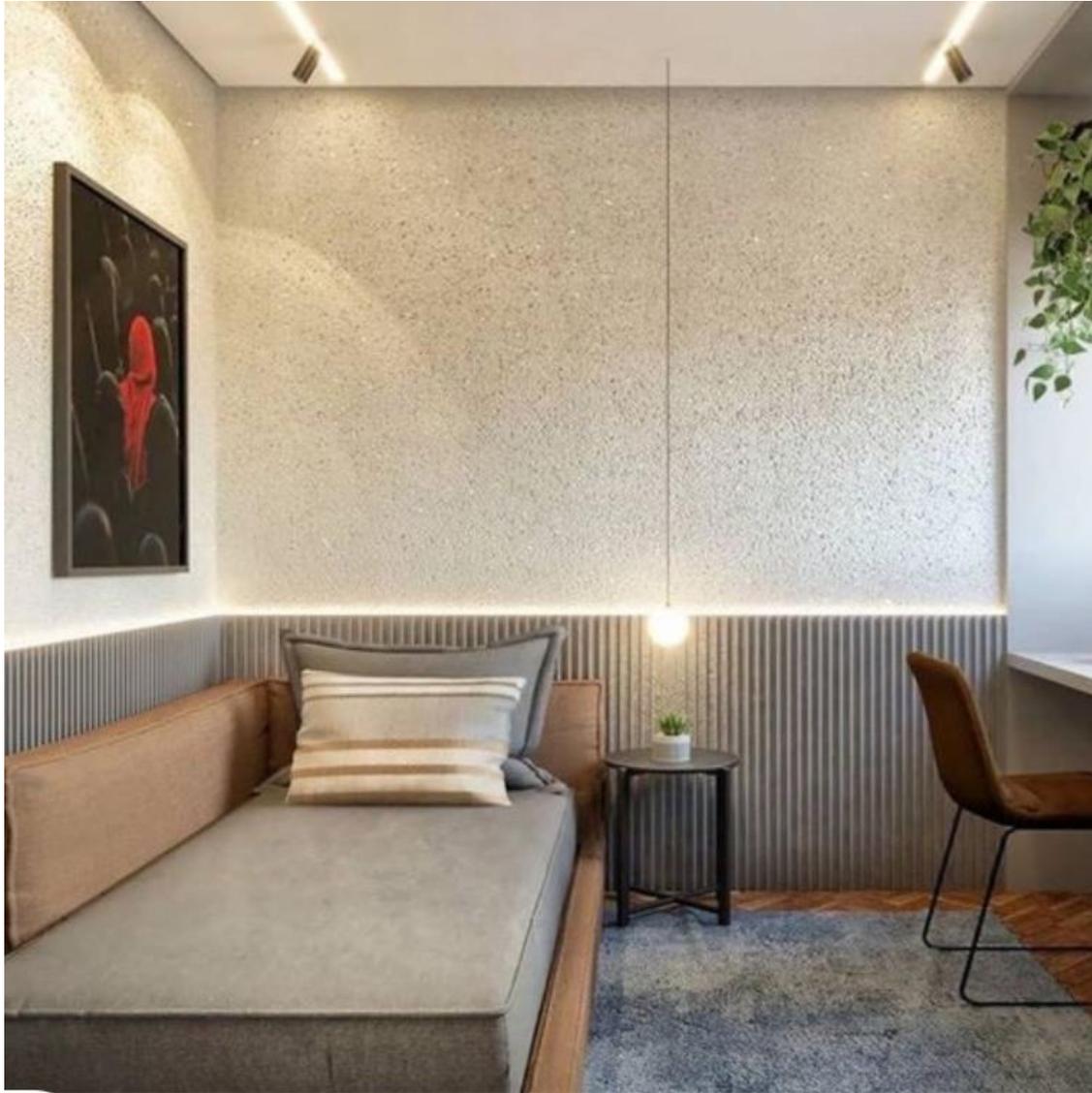














APARTMENT 1

€ 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
- ✓ **Energy class A3**

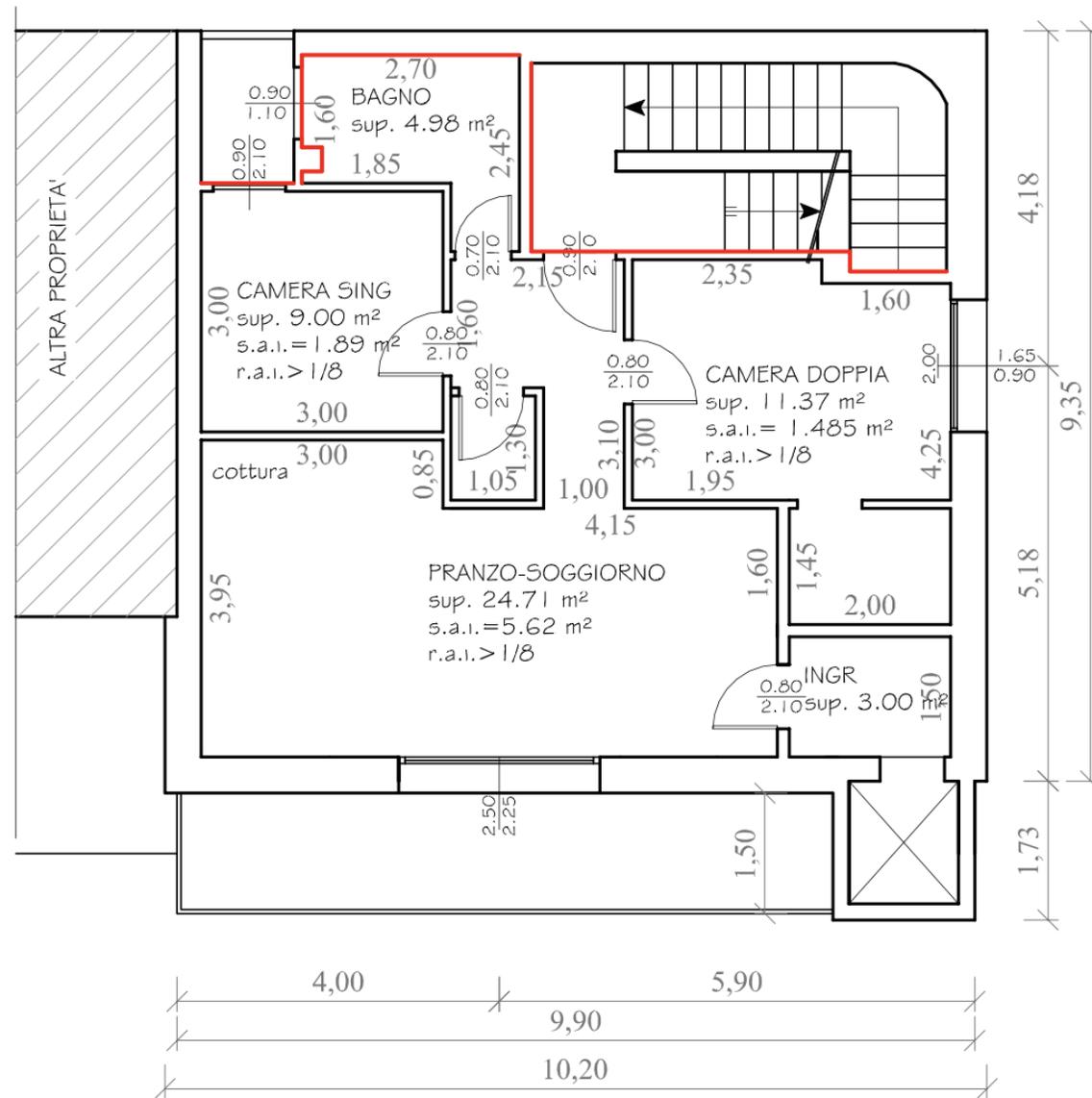
THE HOME AT A GLANCE

- **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.

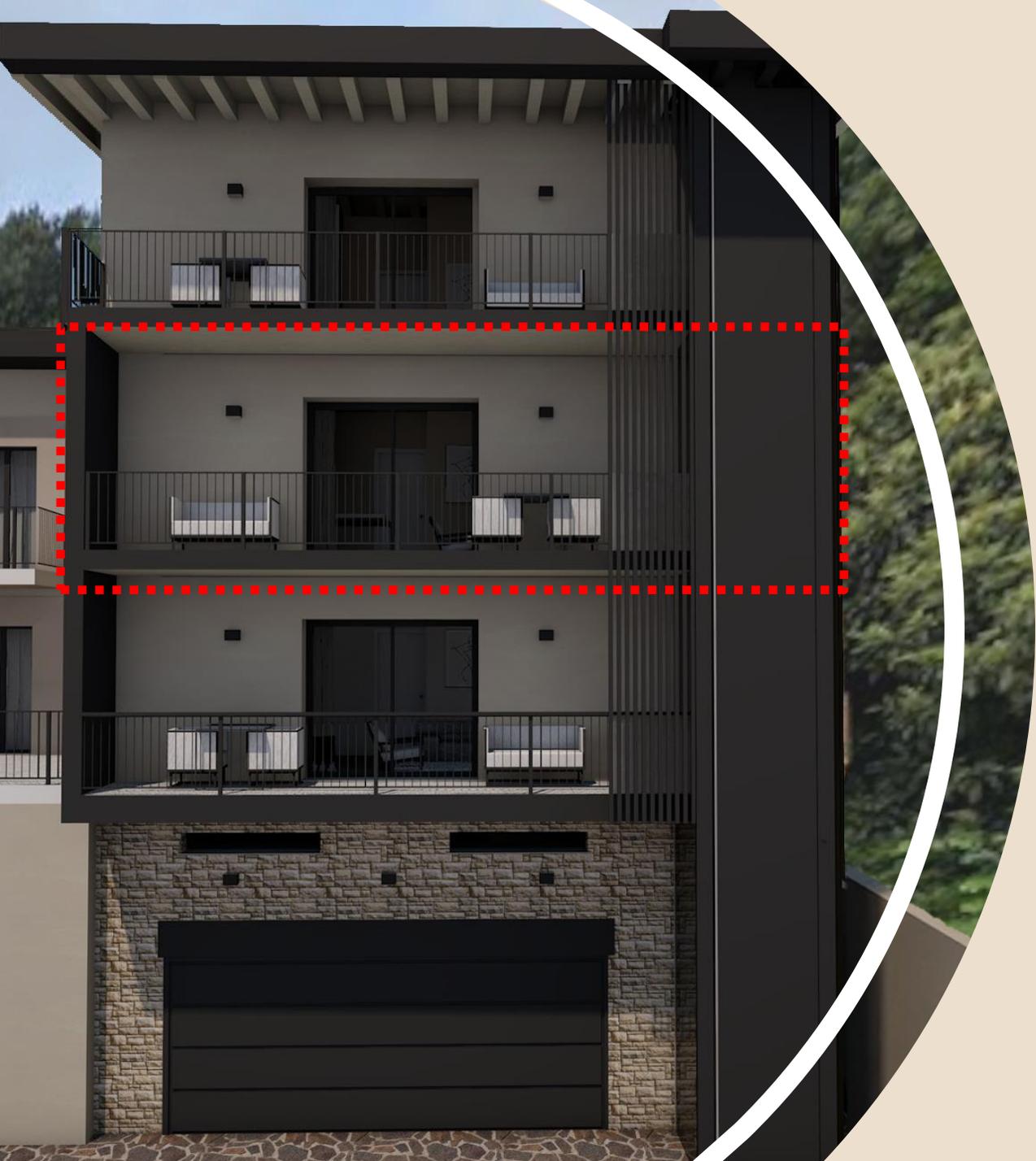


Apartment 1





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
- ✓ **Energy class A3**

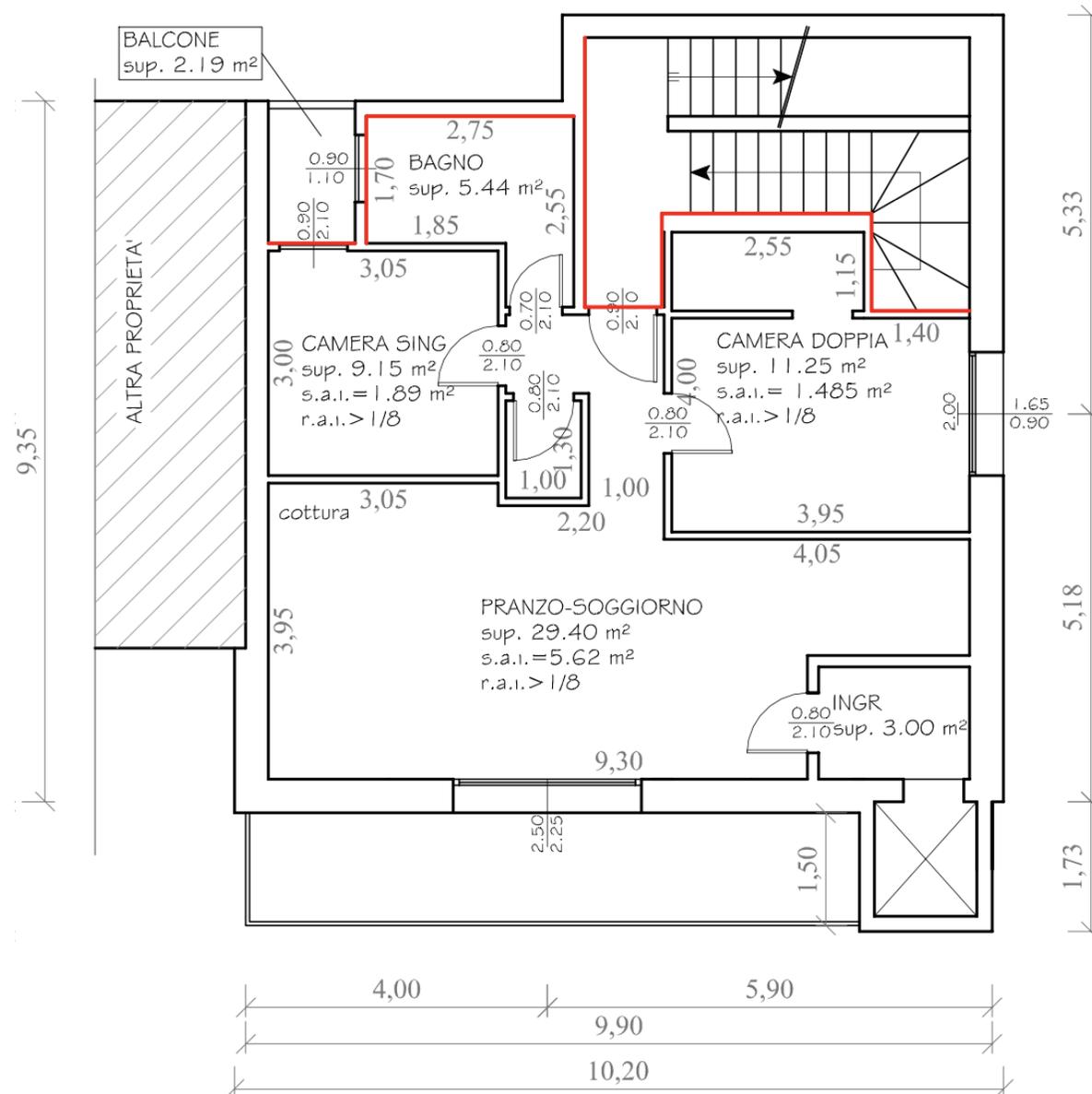
THE HOME AT A GLANCE

- **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**
- ✓ **Energy class A3**

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





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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