

Code: [V000392](#)

## HPA TOSCOLANO – UNIT TB2T IN TOSCOLANO MADERNO

Via Oriolo Toscolano Maderno BS Italia

**SALE**  
**1.550.000€**

Beds	Bathrooms	Commercial	Garden
 3	 3	 147,19 mq	 265 mq

### DESCRIPTION:

Located in the renowned municipality of Toscolano Maderno, in one of the most charming areas of Lake Garda, set in a valuable natural context and in a panoramic position on the first hill overlooking the town and the entire lake with breathtaking views, we offer for sale exclusive residential units within a prestigious residential complex of the highest construction quality, with excellent finishes and high energy efficiency. The complex consists of only five highly prestigious units, featuring a scenic infinity pool and a solarium area, all meticulously designed. Each residence enjoys a dominant and open lake view. Within this elegant modern-design complex, the unit "TB2T" is available. It is arranged over two levels and features a private garden and large outdoor living areas (covered and uncovered porches and terraces), ideal for outdoor dining and relaxation with an unparalleled lake view. On the upper floor, there is a bright living area with an open-plan kitchen, overlooking a large panoramic lake-view terrace through wide glass windows. The floor is completed by a hallway and a guest bathroom. The sleeping area, on the lower floor, consists of three bedrooms and two bathrooms, along with a beautiful porch leading to the private garden. The property is completed by a private garage. The planned finishes are of the highest level, including: • Underfloor heating • Ducted air conditioning • Indoor and outdoor lighting design • Home automation system • Minimal sliding window frames • High-quality parquet and ceramic flooring • Cielo sanitary ware and Gessi fittings Particular attention has been given to the common green areas, carefully designed in every detail, and to the infinity pool, equipped with scenic lighting and a solarium area. A design residential complex in a unique position with a dominant view, ideal for those wishing to live or invest on Lake Garda.

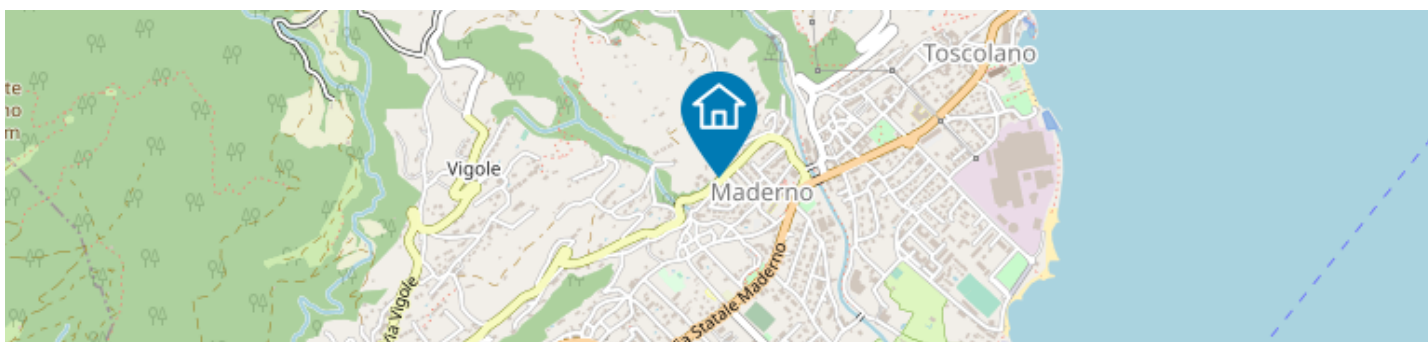
## ADDITIONAL INFORMATION

<b>Energy Rating:</b> A	<b>Minimum IPE:</b> -	<b>Heating:</b> Independent	<b>State:</b> Under Construction
<b>Grade:</b> Elegant	<b>Position:</b> Hill	<b>View:</b> Lake View	<b>Orientation:</b> -
<b>Rooms / Locals:</b> 4	<b>Floor:</b> -	<b>Building Floors:</b> 3	<b>Internal Levels:</b> 2
<b>Garage:</b> 1	<b>Mq Garage:</b> 20,3	<b>Parking Space:</b> -	<b>Terraces:</b> 2
<b>Mq Terraces:</b> 68,47	<b>Balconies Mq:</b> -	<b>Arcades:</b> -	<b>Mq Arcades:</b> -
<b>Garden:</b> Private	<b>Kitchen:</b> Open Kitchen	<b>Furniture:</b> Possibility	<b>Annual Expenses:</b> -



## ACCESSORIES

- ✓ Air Conditioning
- ✓ Condominium Park
- ✓ Data Network
- ✓ Double Entry
- ✓ Electric Gate
- ✓ Electric Shutters
- ✓ Home Automation System
- ✓ Independent Entrance
- ✓ Pool
- ✓ Satellite System
- ✓ Security Door
- ✓ Theft Protection
- ✓ Video Intercom



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