



Code: [V000395](#)

HPA TOSCOLANO – UNIT TB1A IN TOSCOLANO MADERNO

Via Oriolo Toscolano Maderno BS Italia

SALE
2.150.000€

Beds 2 Bathrooms 2 Commercial 101,95 mq Garden 22 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 "TB1A" is available, featuring spacious outdoor living areas (covered and uncovered terraces and solarium), ideal for outdoor dining and relaxing moments with an unparalleled lake view. The unit, located on the top floor, consists of a bright living area with an open-plan kitchen, overlooking a large covered loggia through wide glass windows, offering a stunning and uninterrupted panoramic lake view. Through the corridor, we reach the sleeping area with two spacious bedrooms, including a master bedroom with walk-in closet, both opening onto the private loggia, and two bathrooms. By ascending the private staircase, you access the beautiful rooftop solarium with a dominant view over the entire Lake Garda, where various relaxation areas, dining and living spaces, and a summer outdoor lounge can be created, with the possibility of installing a private mini pool. 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. Further information available upon request.

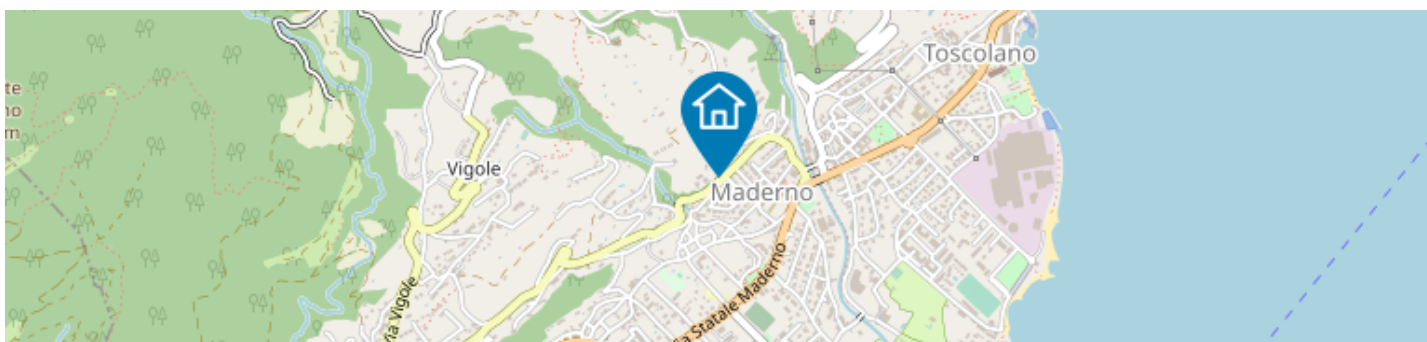
ADDITIONAL INFORMATION

Energy Rating: A	Minimum IPE: -	Heating: Independent	State: Under Construction
Grade: Elegant	Position: Hill	View: Lake View	Orientation: -
Rooms / Locals: 3	Floor: 2	Building Floors: 3	Internal Levels: 2
Garage: 1	Mq Garage: 20,3	Parking Space: -	Terraces: 2
Mq Terraces: 346,81	Balconies Mq: 4,6	Arcades: -	Mq Arcades: -
Garden: Private	Kitchen: View Kitchen	Furniture: Possibility	Annual Expenses: -



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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