



Code: [V002270](#)

## PRESTIGIOUS INDEPENDENT UNIT OVERLOOKING THE LAKE IN PADENGHE SUL GARDA

Via Bertanigra Padenghe sul Garda BS Italia

SALE  
**Trattativa  
riservata**

Beds	Bathrooms	Commercial	Garden
 3	 2	 150 mq	 230 mq

### DESCRIPTION:

Context of absolute prestige, a terrace on the lake immersed in the green of the spectacular private park, cutting-edge technology, an iPad that helps you and support in controlling your home, efficient Customer Service, a safe and elegant environment, a context that gives you emotions day after day, the absolute exclusivity of a unique home. One of the most beautiful settings on Lake Garda. The project intends to create a "Concept" where the pleasure of living in modern, comfortable and elegant homes is combined with attention to safety and privacy, in an exclusive environment surrounded by greenery, with an unmissable dominant view of Lake Garda and its varied landscapes. Inside this stupendous complex available independent unit arranged on a more basement floor and solarium directly connected by private internal staircase. The villa consists of a large living area and kitchen overlooking the large covered porch and the garden with a splendid lake view, hallway, master bedroom with private bathroom, two more double bedrooms and second bathroom, garden also at the back, through the private staircase You can access the lower part where you can create another guest room with a third bathroom or gym / SPA, laundry / cellar and direct access to the large double garage of relevance. From the ground floor through the exclusive staircase leads to the sun terrace of about 175 sqm. with even more lake view having to be able to equip living rooms and outdoor dining areas and install a mini private pool. Prestigious finishes. Property of considerable importance and of the highest quality level. Inside the Resort there is a Golf pitching field, a 800 square meter scenic swimming pool. with whirlpool areas and a large sun deck, tennis court, outdoor gym and a 1.5 km fitness trail. Also the services provided by the owners that we will be happy to show you during the inspection. We remain available for all further information needed.

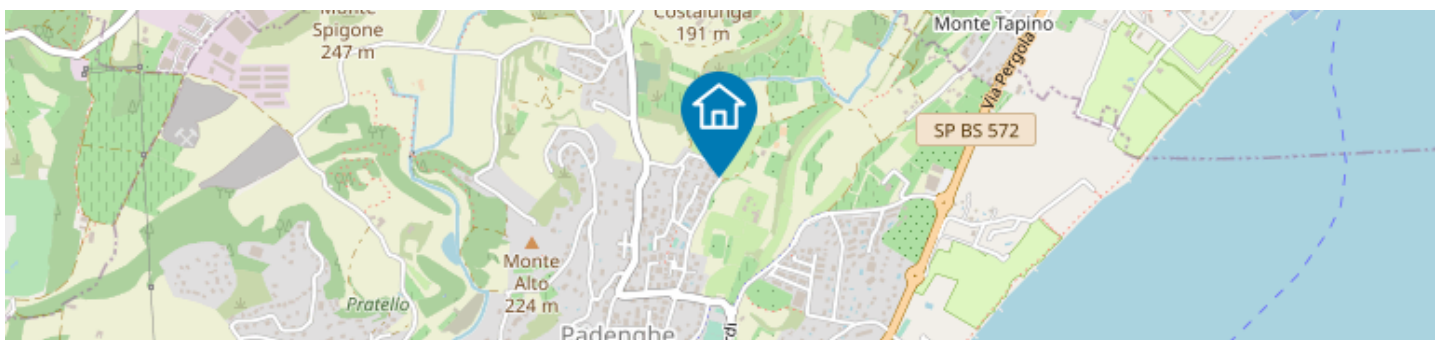
## ADDITIONAL INFORMATION

<b>Energy Rating:</b> A	<b>Minimum IPE:</b> -	<b>Heating:</b> Independent	<b>State:</b> New
<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> 1	<b>Internal Levels:</b> 3
<b>Garage:</b> 1	<b>Mq Garage:</b> 50	<b>Parking Space:</b> -	<b>Terraces:</b> 1
<b>Mq Terraces:</b> 177	<b>Balconies Mq:</b> -	<b>Arcades:</b> 1	<b>Mq Arcades:</b> 30
<b>Garden:</b> Private	<b>Kitchen:</b> View Kitchen	<b>Furniture:</b> Possibility	<b>Annual Expenses:</b> 13000



## ACCESSORIES

- ✓ Air Conditioning
- ✓ Condominium Park
- ✓ Data Network
- ✓ Double Entry
- ✓ Double Glasses
- ✓ Electric Gate
- ✓ Electric Shutters
- ✓ Flue
- ✓ Home Automation System
- ✓ Independent Entrance
- ✓ Jacuzzi
- ✓ Lift
- ✓ Mosquito Nets
- ✓ Optic Fiber
- ✓ Outdoor Tables
- ✓ Pool
- ✓ Radio
- ✓ Satellite System
- ✓ Security Door
- ✓ Tennis
- ✓ Theft Protection
- ✓ Video Intercom
- ✓ Video Surveillance



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