



Code: [V002270](#)

RESIDENCE HPA - BUILDING B UNIT B2 IN PADENGHE SUL GARDA

Via Bertanigra Padenghe sul Garda BS Italia

SALE
2.900.000€

Beds 3 Bathrooms 2 Commercial 142 mq Garden 230 mq

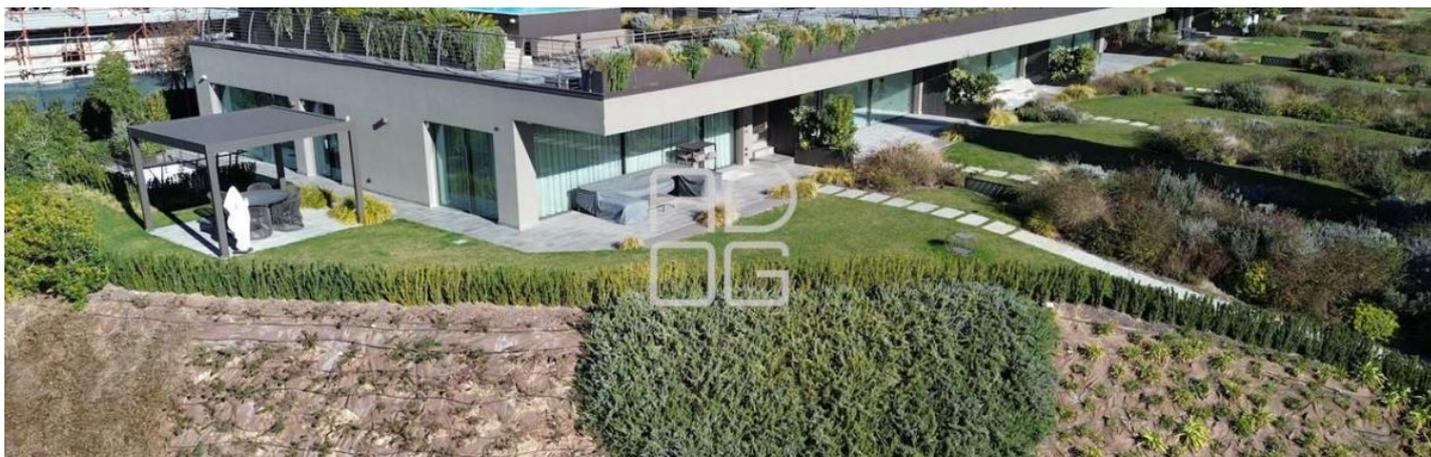
DESCRIPTION:

Set within a prestigious environment, surrounded by a beautifully landscaped private park, we offer a unique independent residential unit featuring stunning lake views, cutting-edge technology and dedicated services. An elegant and secure setting designed to provide comfort, privacy and daily inspiration. Located in one of the most beautiful areas of Lake Garda, the residence is part of an exclusive project conceived as a true residential concept, combining modern design, functionality and elegance with a strong focus on security and privacy, all enhanced by dominant views over the lake and its landscapes. Within the complex, an independent unit is available, arranged on a single main level, plus a basement and private solarium, all connected by a private internal staircase. The property comprises: - spacious living area with open-plan kitchen and large openings onto the covered porch and garden, boasting a beautiful lake view - master bedroom with en-suite bathroom and walk-in wardrobe - two double bedrooms - second bathroom - private garden also at the rear Via the internal staircase, the basement level offers the possibility to create a guest bedroom with a third bathroom or a gym/SPA area, as well as a laundry/cellar and direct access to the private double garage. From the ground floor, an exclusive staircase leads to the private solarium terrace of approximately 175 sqm, offering an even more impressive lake view, ideal for creating an outdoor living and dining area, with the possibility to install a private mini pool. The property features high-quality finishes, with great attention to detail. A residence of significant value and exceptional construction quality. Residents of the resort can enjoy numerous exclusive amenities, including: - spectacular 800 sqm swimming pool with hydromassage areas and large sunbathing zones - pitching golf area - tennis court - outdoor gym - wellness trail of approximately 1.5 km surrounded by greenery Additional services dedicated to owners will be presented during the property visit. Contact us for further information or to arrange a viewing. We will be pleased to introduce you to this exclusive Lake Garda residence. Please note: the interior images refer to a property within the same residential complex that has already been completed and is currently occupied. This property is not for sale. The images are provided solely to illustrate the possible level of finishes and quality standards

achievable for the unit on offer, whose interior layout and finishes can still be customized.

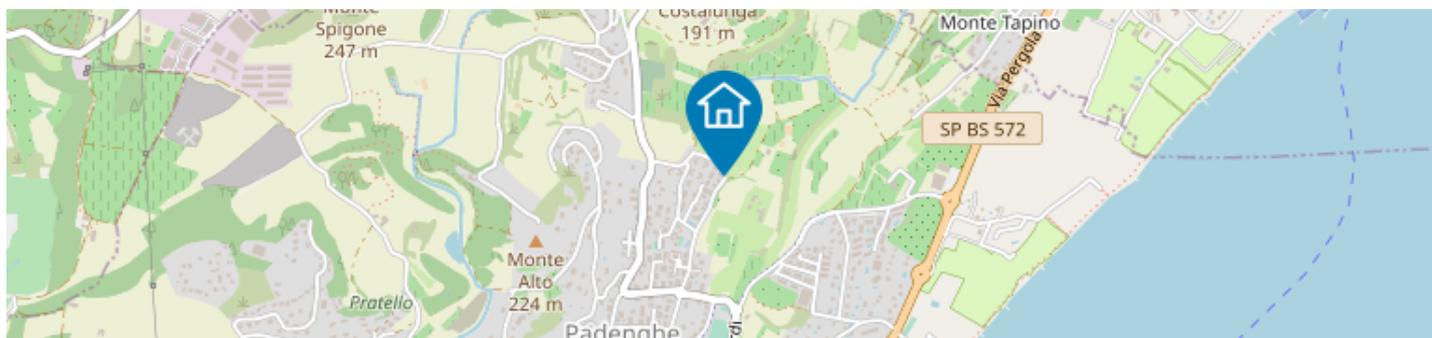
ADDITIONAL INFORMATION

Energy Rating: A	Minimum IPE: -	Heating: Independent	State: New
Grade: Elegant	Position: Hill	View: Lake View	Orientation: -
Rooms / Locals: 4	Floor: -	Building Floors: 1	Internal Levels: 3
Garage: 1	Mq Garage: 50	Parking Space: -	Terraces: 1
Mq Terraces: 177	Balconies Mq: -	Arcades: 1	Mq Arcades: 30
Garden: Private	Kitchen: View Kitchen	Furniture: Possibility	Annual Expenses: 13000



ACCESSORIES

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



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