abitare il Garda
WE MAKE IT REAL

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Code: V002274

RESIDENCE HPA - BUILDING D UNIT D1 (3C) IN PADENGHE SUL GARDA

Via Bertanigra Padenghe sul Garda BS Italia

SALE
3.500.000€

Beds	Bathrooms	Commercial	Garden
3	3	237 mq	503 mq

DESCRIPTION:

Set within a highly prestigious environment, surrounded by a beautifully landscaped and meticulously maintained private park, we offer an exclusive residence featuring stunning lake views, cutting-edge technology and dedicated services. An elegant and secure setting designed to provide comfort, privacy and authentic emotions to be enjoyed every day. Located in one of the most beautiful and charming areas of Lake Garda, the property is part of a project conceived as a true residential concept, where modern architecture, functionality and elegance blend seamlessly with a strong focus on security and privacy, all immersed in greenery and enhanced by dominant views over the lake and its varied landscapes. Within this prestigious complex, an independent unit is available, arranged on a single level, in addition to a spacious basement and a rooftop solarium, all connected by a private staircase and internal elevator. The residence comprises: - a spacious living area with kitchen, opening onto a large covered portico with stunning lake views - hallway - two master bedrooms, each with en-suite bathroom and private walk-in wardrobe - one additional double bedroom - third guest bathroom Via a scenic private staircase, the basement level offers the possibility to create one or two guest bedrooms with a fourth bathroom or a gym/SPA area, as well as a laundry/cellar room and direct access to the private garden and the large double garage. From the main level, an exclusive staircase leads to the rooftop solarium terrace, boasting a fantastic lake view, ideal for creating outdoor living and dining areas and for installing a private mini pool. The property features prestigious finishes, with meticulous attention to detail. A residence of significant importance and exceptional quality. Within the resort, residents can enjoy numerous exclusive amenities, including: - a spectacular approximately 800 sqm swimming pool with hydromassage areas and large sunbathing zones - pitching golf course - tennis court - outdoor gym - wellness trail of approximately 1.5 km surrounded by greenery Additional services available to owners will be presented during the property viewing. Contact us for further information or to arrange a visit. We remain fully available for any additional details. Important Notice: The interior images refer to a property within the same complex that has already been completed and is currently occupied. This

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unit is not for sale and is shown for illustrative purposes only, in order to demonstrate the possible level of finishes and quality standards. The property offered for sale can still be customized internally according to the buyer's requirements.

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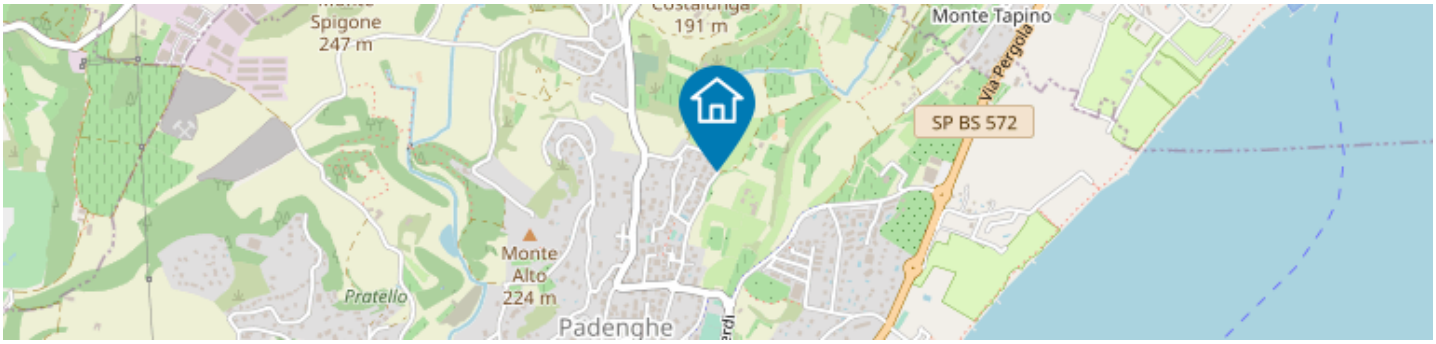
ADDITIONAL INFORMATION

Energy Rating: A	**Minimum IPE:** -	**Heating:** Independent	**State:** New
Grade: Elegant	**Position:** Hill	**View:** Lake View	**Orientation:** -
Rooms / Locals: 4	**Floor:** -	**Building Floors:** 3	**Internal Levels:** 3
Garage: 1	**Mq Garage:** 60,3	**Parking Space:** -	**Terraces:** 1
Mq Terraces: 281	**Balconies Mq:** -	**Arcades:** 1	**Mq Arcades:** 85
Garden: Private	**Kitchen:** View Kitchen	**Furniture:** Possibility	**Annual Expenses:** 13000



ACCESSORIES

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



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