



Code: [V002274](#)

## PRESTIGIOUS UNIT WITH BEAUTIFUL LAKE VIEW IN PADENGHE SUL GARDA

Via Bertanigra Padenghe sul Garda BS Italia

SALE  
**Trattativa riservata**

Beds	Bathrooms	Commercial	Garden
 3	 3	 235 mq	 503 mq

### DESCRIPTION:

An absolutely prestigious context, a terrace on the lake immersed in the greenery of the scenic and well-kept private park, state-of-the-art technology, an iPad that helps and supports you 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 aims 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 view overlooking Lake Garda and its varied landscapes. Within this wonderful complex, a prestigious detached unit is available, arranged on one level plus basement and solarium directly connected by a private internal staircase. The exclusive dwelling consists of a large living area and kitchen overlooking the large covered portico with a splendid lake view, hallway, two master bedrooms with private bathroom and wardrobe, another double bedroom, third bathroom, through the private staircase you can access the lower part where you can create another or two guest rooms with fourth bathroom or gym/SPA, laundry room / cellar and direct access to the private garden and the large double garage. From the main floor via the exclusive staircase there is access to the roof-top sun terrace with fantastic lake views where it is possible to equip lounges and outdoor dining areas and install a mini private swimming pool. Prestigious finishes. Building of considerable importance and of the highest quality. Inside the Resort there is a pitching golf course, a scenic 800 square metre swimming pool with hydromassage areas and a large sunbathing area, a tennis court, an open-air gym and a 1.5 km fitness trail. There are also various services provided by the owners, which we will be happy to illustrate to you during your inspection. We remain at your disposal for any further information you may require.

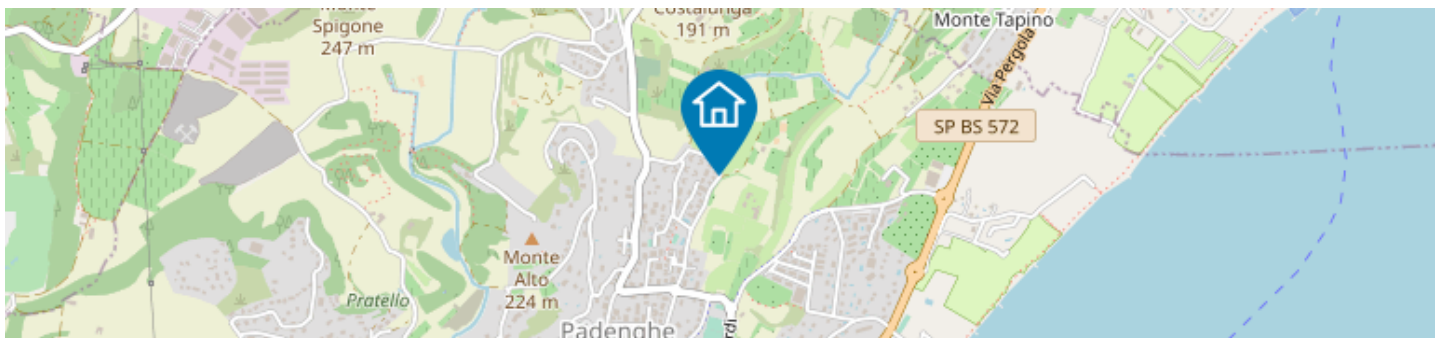
## ADDITIONAL INFORMATION

<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> 3	<b>Internal Levels:</b> 3
<b>Garage:</b> 1	<b>Mq Garage:</b> 60	<b>Parking Space:</b> -	<b>Terraces:</b> 1
<b>Mq Terraces:</b> 280	<b>Balconies Mq:</b> -	<b>Arcades:</b> 1	<b>Mq Arcades:</b> 85
<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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