



Code: [V002276](#)

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

Via Bertanigra Padenghe sul Garda BS Italia

**SALE**  
**Trattativa**  
**riservata**

Beds      Bathrooms      Commercial      Garden  
 2      3      123,6 mq      105,8 mq

### DESCRIPTION:

In one of the most exclusive and scenic locations on Lake Garda, we offer a prestigious residence immersed in a beautifully landscaped park, featuring a stunning panoramic lake-view terrace. The complex is conceived as a true residential concept, where modern architecture, elegance, comfort, and cutting-edge technology come together to deliver an exceptional living experience. Smart home management is supported by an advanced home automation system with a dedicated iPad, efficient customer service, and the highest standards of security and privacy, all within a refined and inspiring environment to be enjoyed every day. This exclusive independent unit is arranged over two levels plus a basement and a private solarium, all connected by a private internal staircase. - First floor: entrance, bright living area with open-plan kitchen and large floor-to-ceiling windows opening onto a spacious lake-view terrace, plus a guest bathroom. - Ground floor: refined sleeping area featuring two master bedrooms, each with en-suite bathroom and direct access to a large terrace. - Basement level: direct access to a spacious garage and versatile areas that can be customized to suit personal needs, such as guest bedrooms with bathroom, wellness/SPA or gym area, laundry room and cellar. - Private solarium: accessible via a private external staircase, offering breathtaking lake views and the possibility to create an outdoor living area with a private mini pool. The property boasts high-end finishes and meticulous attention to detail, making it a residence of outstanding importance and superior quality. Within the resort, residents enjoy exclusive amenities including: - a 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 nature Additional owner services are available and will be presented during the property visit. Contact us for further information or to arrange a private viewing. We will be pleased to introduce you to this exceptional Lake Garda residence.

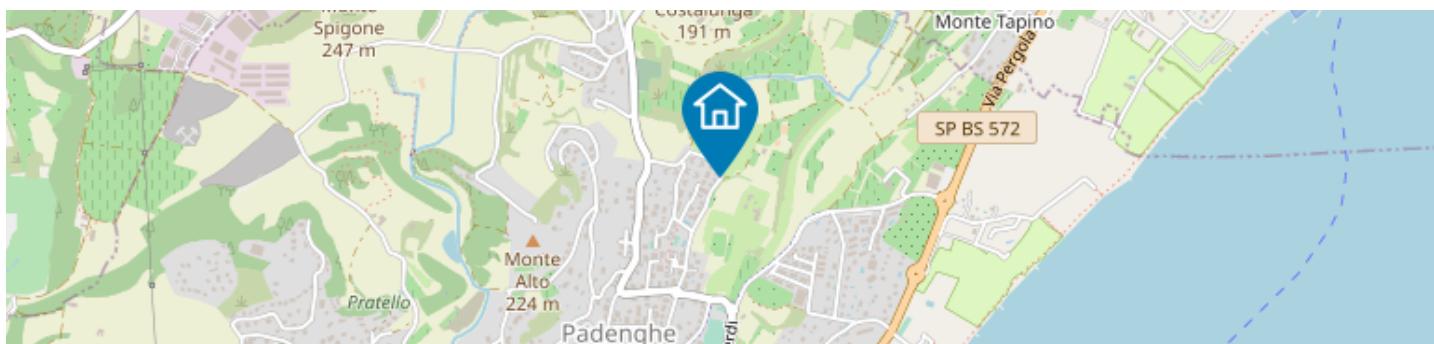
## ADDITIONAL INFORMATION

<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> 3	<b>Floor:</b> -	<b>Building Floors:</b> 3	<b>Internal Levels:</b> 4
<b>Garage:</b> 1	<b>Mq Garage:</b> 129	<b>Parking Space:</b> -	<b>Terraces:</b> 2
<b>Mq Terraces:</b> 106,3	<b>Balconies Mq:</b> -	<b>Arcades:</b> 1	<b>Mq Arcades:</b> 126,1
<b>Garden:</b> Private	<b>Kitchen:</b> View Kitchen	<b>Furniture:</b> Possibility	<b>Annual Expenses:</b> 13000



## ACCESSORIES

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



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