



Code: [V002276](#)

RESIDENCE HPA - BUILDING B UNIT B-3 IN PADENGHE SUL GARDA

Via Bertanigra Padenghe sul Garda BS Italia

SALE
2.600.000€

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.

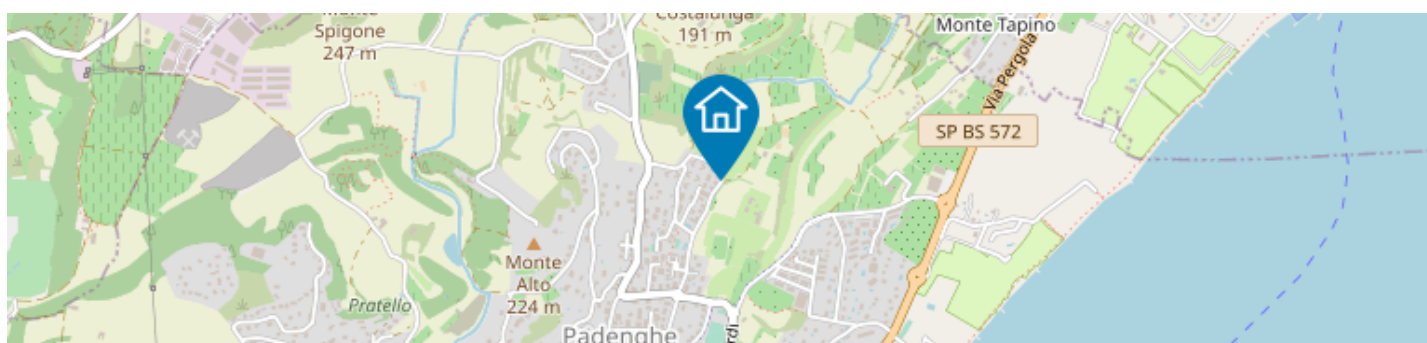
ADDITIONAL INFORMATION

Energy Rating: A	Minimum IPE: -	Heating: Independent	State: New
Grade: Elegant	Position: Hill	View: Lake View	Orientation: -
Rooms / Locals: 3	Floor: -	Building Floors: 3	Internal Levels: 4
Garage: 1	Mq Garage: 129	Parking Space: -	Terraces: 2
Mq Terraces: 106,3	Balconies Mq: -	Arcades: 1	Mq Arcades: 126,1
Garden: Private	Kitchen: View Kitchen	Furniture: Possibility	Annual Expenses: 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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