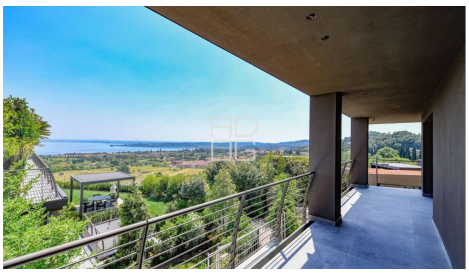
abitare il Garda
WE MAKE IT REAL

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Code: V002276

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

Via Bertanigra Padenghe sul Garda BS Italia

SALE
2.650.000€

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.

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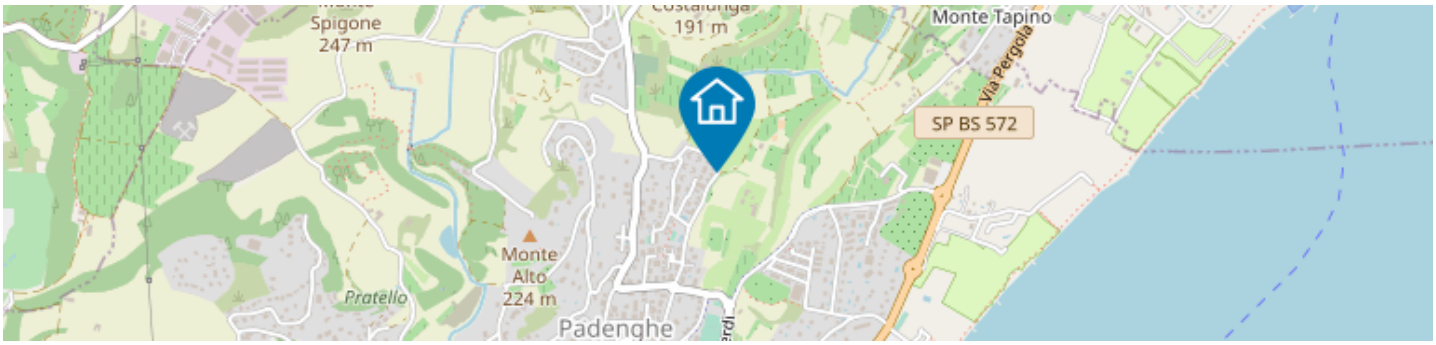
ADDITIONAL INFORMATION

Energy Rating: A	**Minimum IPE:** -	**Heating:** Independent	**State:** New
Grade: Elegant	**Position:** Hill	**View:** Lake View	**Orientation:** -
Rooms / Locals: 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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