



Code: [V001844](#)

## NEW DESIGN VILLA IN EXCLUSIVE CONTEXT IN MONIGA DEL GARDA

Via del Magone Moniga del Garda BS Italia

**SALE**  
**1.515.000€**

Beds	Bathrooms	Commercial	Garden
 3	 4	 191 mq	 383 mq

### DESCRIPTION:

Located in an exclusive setting just a few meters from the lake, with direct access via a road and shared area where you can relax by the water or go for a swim, we offer for sale this new, prestigious modern-design detached villa, currently nearing completion and soon to be delivered. Set in an elegant and high-end residential area, the villa is being built with the most recent and advanced construction technologies and will be certified in energy class A. The property features an independent entrance and exclusive private parking spaces on the ground floor. The house is arranged over two above-ground levels. The ground floor includes a spacious open-plan living and kitchen area (optionally separable), along with a guest bathroom, for a total surface of approximately 94 sqm. Large windows provide abundant natural light and open onto a generous covered porch of about 37 sqm and a private 50 sqm swimming pool, surrounded by a solarium area and a private garden, ensuring privacy and tranquility. Upstairs is the sleeping area, consisting of three double bedrooms, each with its own en-suite bathroom and direct access to a large, sunny 35 sqm terrace, perfect for outdoor relaxation. It is also possible to build a basement level, at an additional cost, to be used for customizable accessory spaces. The finishes are of the highest quality and fully customizable according to the specifications. Thanks to its location, the elegance of the surroundings, the proximity to the lake, partial lake views, construction quality, and generous layout, this property is ideal as both a primary residence and a holiday home, perfect for enjoying peace, comfort, and relaxation. Further information available upon request.

## ADDITIONAL INFORMATION

<b>Energy Rating:</b> A4	<b>Minimum IPE:</b> -	<b>Heating:</b> Independent	<b>State:</b> Next Realization
<b>Grade:</b> Elegant	<b>Position:</b> Lake	<b>View:</b> Lake View	<b>Orientation:</b> -
<b>Rooms / Locals:</b> 4	<b>Floor:</b> -	<b>Building Floors:</b> 2	<b>Internal Levels:</b> 2
<b>Garage:</b> -	<b>Mq Garage:</b> -	<b>Parking Space:</b> 4	<b>Terraces:</b> 1
<b>Mq Terraces:</b> 35	<b>Balconies Mq:</b> -	<b>Arcades:</b> 1	<b>Mq Arcades:</b> 37
<b>Garden:</b> Private	<b>Kitchen:</b> View Kitchen	<b>Furniture:</b> Possibility	<b>Annual Expenses:</b> -



## ACCESSORIES

- ✓ Air Conditioning
- ✓ Data Network
- ✓ Double Glasses
- ✓ Electric Gate
- ✓ Electric Shutters
- ✓ Independent Entrance
- ✓ Photovoltaic System
- ✓ Pool
- ✓ Satellite System
- ✓ Security Door
- ✓ Theft Protection
- ✓ Video Intercom



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