abitare il Garda
WE MAKE IT REAL

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Code: V001848

PRESTIGIOUS DESIGN VILLA IN ELEGANT CONTEXT IN MONIGA DEL GARDA

Via del Magone Moniga del Garda BS Italia

SALE
1.595.000€

Beds	Bathrooms	Commercial	Garden
3	4	160 mq	1867 mq

DESCRIPTION:

Located in an exclusive residential setting just a few steps from the lake, with direct access to the water through a private residents-only road, we offer a prestigious newly built detached villa featuring a modern and elegant design, situated in one of the most refined and sought-after areas of Lake Garda. The property benefits from an exclusive shared lakefront area, ideal for relaxing in complete tranquility or enjoying direct contact with the lake. The villa, entirely developed on a single level, has been built according to the latest construction and energy-efficiency standards, with Energy Class A certification and particular attention to living comfort, sustainability, and premium-quality materials. The entrance is independent, and the property includes exclusive private parking spaces within the grounds. The bright living area features a spacious open-plan lounge with open kitchen, enhanced by large floor-to-ceiling windows creating a seamless connection between indoor and outdoor spaces. The living area overlooks the elegant covered porch of approximately 60 sqm, the beautiful private swimming pool of 42 sqm, and the generous sunbathing area surrounded by the lush private garden embracing the villa. An elegant guest bathroom completes the living area. The sleeping area, well separated and accessible through a hallway, includes three spacious double bedrooms, each with its own private bathroom and direct access to the garden, offering refined interiors perfectly integrated with the outdoor spaces. High-end finishes, the exclusivity of the location, proximity to the lake, and generous dimensions make this property an ideal solution both as a primary residence and as a prestigious holiday home for those wishing to experience Lake Garda with privacy, comfort, and contemporary elegance.

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ADDITIONAL INFORMATION

Energy Rating: A4	**Minimum IPE:** -	**Heating:** Independent	**State:** New
Grade: Elegant	**Position:** Lake	**View:** Lake View	**Orientation:** -
Rooms / Locals: 4	**Floor:** -	**Building Floors:** 1	**Internal Levels:** 1
Garage: -	**Mq Garage:** -	**Parking Space:** 6	**Terraces:** -
Mq Terraces: -	**Balconies Mq:** -	**Arcades:** 1	**Mq Arcades:** 86
Garden: Private	**Kitchen:** View Kitchen	**Furniture:** Possibility	**Annual Expenses:** -



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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