



Code: **V001848**

PRESTIGIOUS DESIGN VILLA IN ELEGANT CONTEXT IN MONIGA DEL GARDA

Via del Magone Moniga del Garda BS Italia

SALE
1.595.000€

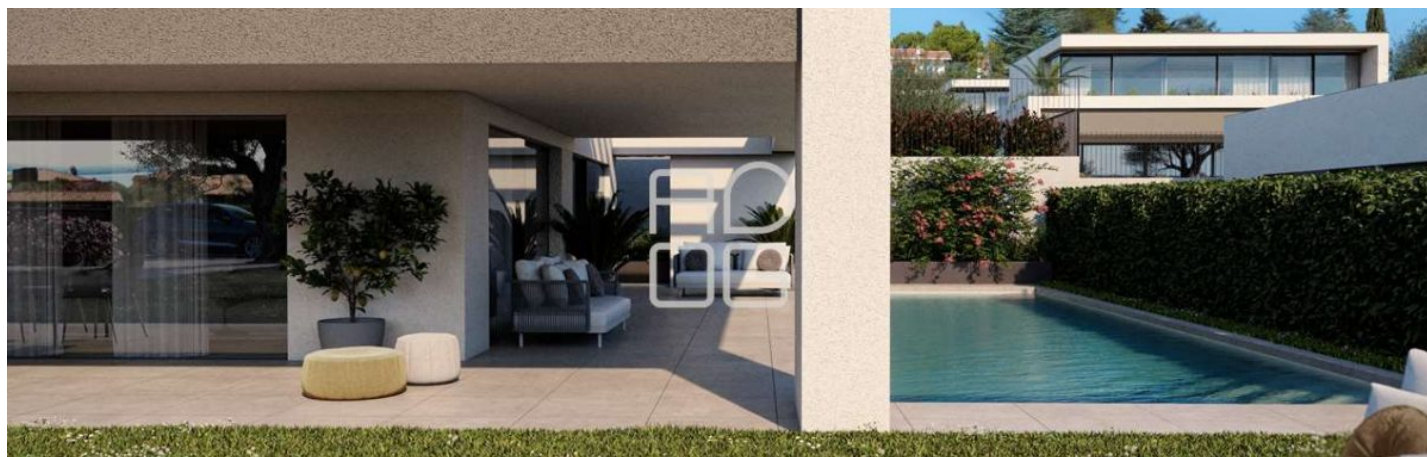
Beds	Bathrooms	Commercial	Garden
 3	 4	 160 mq	 1867 mq

DESCRIPTION:

Located in an exclusive 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 present this new, prestigious and elegant detached villa of modern design, currently nearing completion and soon to be delivered. Set in a refined and elegant residential area, the villa is built entirely on one level and constructed with the latest and most advanced building technologies, in energy class A. The property has an independent entrance and exclusive private parking spaces within its grounds. The living area features a spacious open-plan living room with kitchen (which can be separated if desired) and a guest bathroom, enhanced by large and bright windows overlooking the covered porch of approx. 60 sqm and the private swimming pool of 42 sqm, surrounded by a sunbathing area and a large private garden that wraps around the villa and ensures maximum privacy. Through the hallway, you access the sleeping area, consisting of three double bedrooms, each with its own en-suite bathroom and direct access to the garden, creating a harmonious connection between indoor and outdoor spaces. There is also the option, at an additional cost, to create a basement level, ideal for additional rooms or customized spaces. The finishes are of the highest quality and can be fully customized according to the specifications. The exclusivity of the location, the proximity to the lake, partial lake views, the construction quality and generous dimensions make this property ideal both as a main residence and as a holiday home — a place to enjoy peace, comfort and relaxation. Further information available upon request.

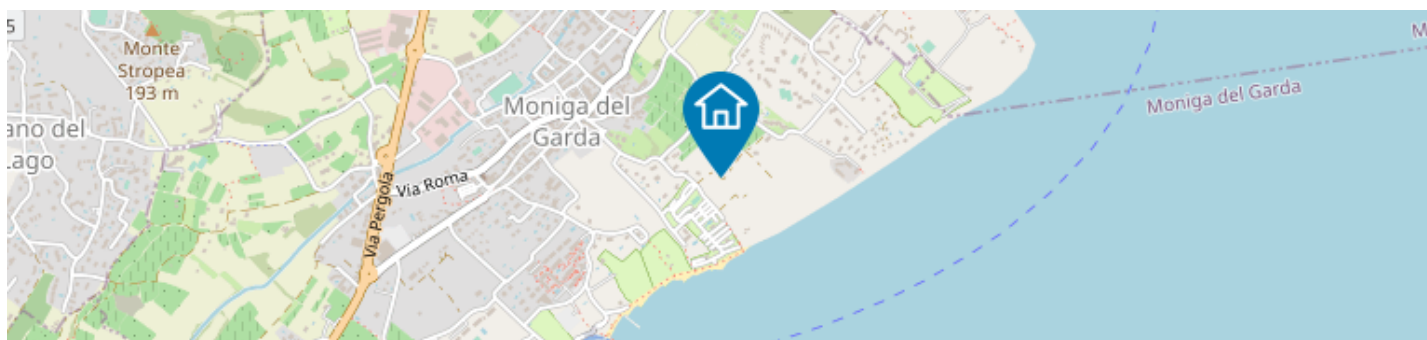
ADDITIONAL INFORMATION

Energy Rating: A4	Minimum IPE: -	Heating: Independent	State: Next Realization
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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