



Code: [V001852](#)

DESIGN VILLA IN EXCLUSIVE CONTEXT IN MONIGA DEL GARDA

Via del Magone Moniga del Garda BS Italia

SALE
1.690.000€

Beds	Bathrooms	Commercial	Garden
 3	 6	 191 mq	 704 mq

DESCRIPTION:

Located in an exclusive setting just a few meters from the lake, with direct access via a private road and shared area where you can relax by the lake or take a swim, we present this prestigious, modern-design detached villa, soon to be completed and delivered. The property lies in an elegant and refined residential area and has been built with the most advanced construction technologies, achieving an energy class A rating. The villa features a private entrance with exclusive indoor parking spaces on the ground floor and is developed over two above-ground levels. The ground floor offers a spacious living area with kitchen and guest bathroom, totaling approximately 94 sqm, with large windows opening onto a covered porch of about 37 sqm and a private 50 sqm swimming pool, surrounded by a solarium area and private garden. Upstairs, the sleeping area includes three double bedrooms, each with its own private bathroom, and is surrounded by a large, sunny 35 sqm terrace. The basement includes two additional rooms with bathrooms, a laundry room, and another space suitable for a fitness area or spa. There is also the option to build an underground garage. Finishes are of the highest quality and can be customized according to the specifications. The privileged location, proximity to the lake, lake views, refined setting, and construction style make this property ideal as both a main residence and a holiday home — a perfect retreat for peace and relaxation. We remain available for further information upon request.

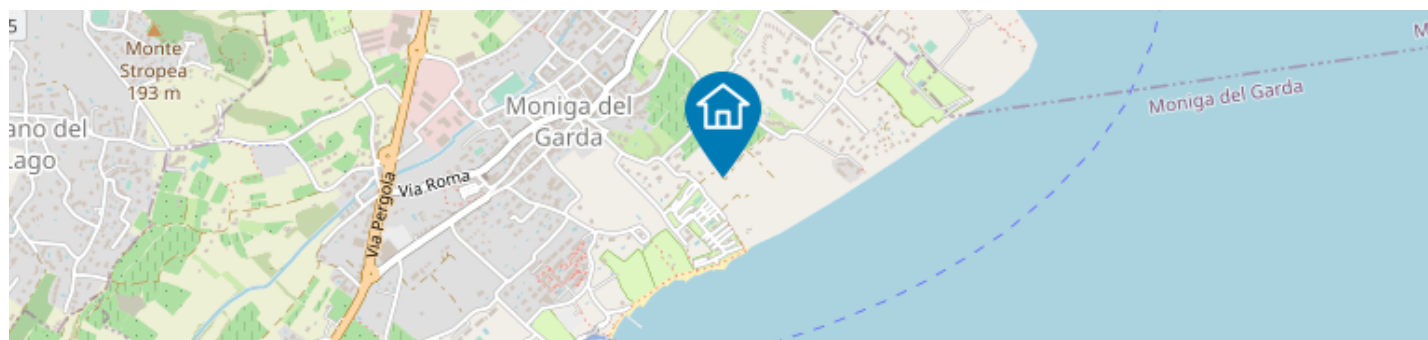
ADDITIONAL INFORMATION

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



ACCESSORIES

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



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