



Code: [V002859](#)

PRESTIGIOUS UNIT WITH BEAUTIFUL LAKE VIEW IN PADENGHE SUL GARDA

Via Bertanigra Padenghe sul Garda BS Italia

SALE
**Trattativa
riservata**

Beds



3

Bathrooms



3

Commercial



202,3 mq

Garden



1146 mq

DESCRIPTION:

Set within a highly prestigious environment, surrounded by a beautifully landscaped private park, we offer an exclusive independent residence featuring stunning lake views, cutting-edge technology and dedicated services. An elegant and secure setting designed to provide comfort, privacy and daily inspiration. Located in one of the most charming areas of Lake Garda, the property is part of an exclusive project conceived as a true residential concept, where modern architecture, functionality and elegance combine with a strong focus on security and privacy, all immersed in greenery and enhanced by dominant views over the lake and its diverse landscapes. Within this prestigious complex, a independent unit is available, arranged on a single main level, plus a basement and a private rooftop solarium, all connected by a private staircase. The residence comprises: - a spacious living area with kitchen, opening onto large covered porticoes, ideal for enjoying the beautiful lake view and the large private garden - a night area reached via a hallway, featuring two master bedrooms, each with private bathroom and walk-in wardrobe - one additional double bedroom - third bathroom Via a private staircase, the basement level offers generous, customizable spaces, suitable for creating one or two guest bedrooms with a fourth bathroom, a gym/SPA area, and a laundry/cellar room. The level is completed by direct access to a large garage accommodating up to four cars. From the main level, an exclusive staircase leads to the panoramic rooftop solarium, boasting a spectacular lake view, perfect for outdoor living and dining areas, with the option to install a private mini pool. The property features prestigious finishes and meticulous attention to detail. A residence of significant importance and exceptional construction quality. Residents of the resort enjoy a wide range of exclusive amenities, including: - a spectacular approximately 800 sqm swimming pool with hydromassage areas and large sunbathing zones - pitching golf course - tennis court - outdoor gym - wellness trail of approximately 1.5 km Additional services available to owners will be presented during the property viewing. Contact us for further information or to arrange a

private viewing. We remain at your full disposal for any additional details.

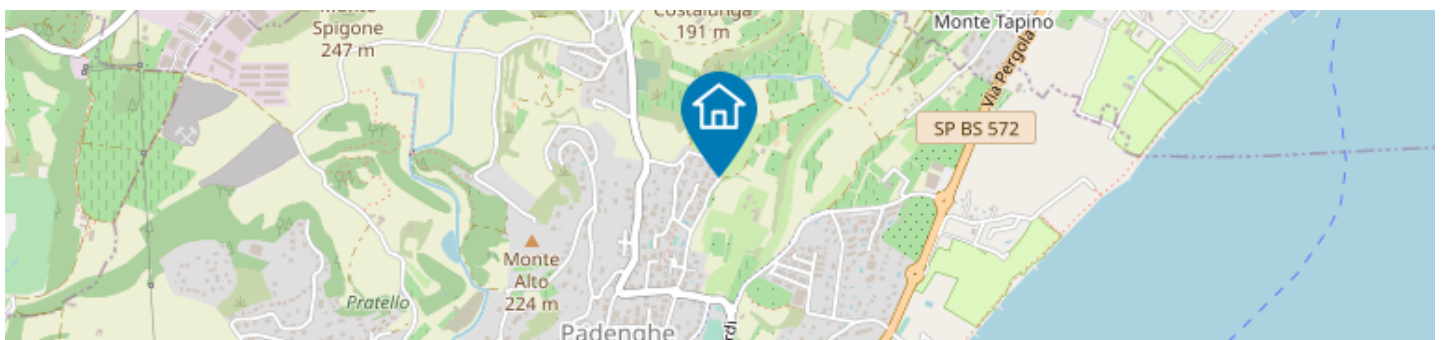
ADDITIONAL INFORMATION

Energy Rating: A	Minimum IPE: -	Heating: Independent	State: New
Grade: Elegant	Position: Hill	View: Lake View	Orientation: -
Rooms / Locals: 4	Floor: -	Building Floors: 1	Internal Levels: 3
Garage: 1	Mq Garage: 67,5	Parking Space: -	Terraces: 1
Mq Terraces: 272,85	Balconies Mq: -	Arcades: 2	Mq Arcades: 87,35
Garden: Private	Kitchen: View Kitchen	Furniture: Possibility	Annual Expenses: 13000



ACCESSORIES

- ✓ Air Conditioning ✓ Closet ✓ Condominium Park ✓ Data Network ✓ Double Entry
- ✓ Electric Gate ✓ Electric Shutters ✓ Home Automation System ✓ Independent Entrance ✓ Jacuzzi
- ✓ Laundry ✓ Mosquito Nets ✓ Optic Fiber ✓ Pool ✓ Radio
- ✓ Satellite System ✓ Security Door ✓ Tennis ✓ Theft Protection ✓ Video Intercom
- ✓ Video Surveillance



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