



Code: [V002862](#)

PRESTIGIOUS UNIT WITH BEAUTIFUL LAKE VIEW IN PADENGHE SUL GARDA

Via Bertanigra Padenghe sul Garda BS Italia

SALE
**Trattativa
riservata**

Beds	Bathrooms	Commercial	Garden
 3	 2	 183,25 mq	 39,3 mq

DESCRIPTION:

In one of the most exclusive and scenic settings on Lake Garda, we offer a prestigious residence, immersed in the greenery of a beautifully landscaped park and overlooking a stunning panoramic lake-view terrace. The complex was conceived as a true residential concept, where modern architecture, elegance, comfort and cutting-edge technology blend seamlessly to provide an outstanding living experience. Smart home management is supported by an advanced home automation system with a dedicated iPad, efficient customer service, and the highest standards of security and privacy, all within a refined and inspiring environment to be enjoyed every day. An exclusive unit, arranged on one main level plus a semi-basement level, connected by a private internal staircase and elevator. - First floor: elegant and impressive living area with open-plan kitchen and large floor-to-ceiling windows opening onto the spacious covered terrace, hallway, sleeping area comprising a generous master bedroom with en-suite bathroom, two additional bedrooms and a second bathroom. - Ground floor: direct access to a large, versatile and customizable space, ideal for a guest bedroom with bathroom, a wellness/SPA or gym area, as well as a laundry room and cellar. Direct access to the spacious garage, suitable for up to three vehicles. The property features high-end finishes, meticulously detailed, making it a residence of rare importance and exceptional quality. Within the resort, residents can enjoy numerous exclusive amenities, including: - a spectacular approximately 800 sqm swimming pool with hydromassage areas and a large sunbathing area - pitching golf course - tennis court - outdoor gym - wellness trail immersed in greenery, approximately 1.5 km long Additional owner services will be presented during the property viewing. Contact us for further information or to arrange a visit. We will be pleased to guide you in discovering this unique Lake Garda residence.

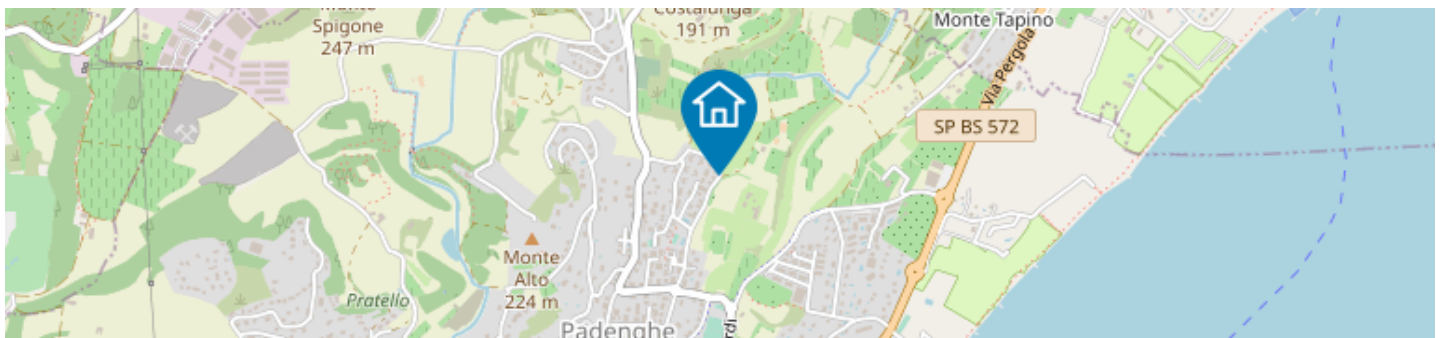
ADDITIONAL INFORMATION

Energy Rating: A	Minimum IPE: -	Heating: Independent	State: New
Grade: Elegant	Position: Hill	View: Lake View	Orientation: -
Rooms / Locals: 4	Floor: 1	Building Floors: 3	Internal Levels: 2
Garage: 1	Mq Garage: 91	Parking Space: -	Terraces: 1
Mq Terraces: 69,5	Balconies Mq: -	Arcades: -	Mq Arcades: -
Garden: Private	Kitchen: View Kitchen	Furniture: Possibility	Annual Expenses: 13000



ACCESSORIES

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



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