

Code: [V002862](#)

## RESIDENCE HPA - BUILDING C1 UNIT C1-2P IN PADENGHE SUL GARDA

Via Bertanigra Padenghe sul Garda BS Italia

**SALE**  
**2.800.000€**

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.

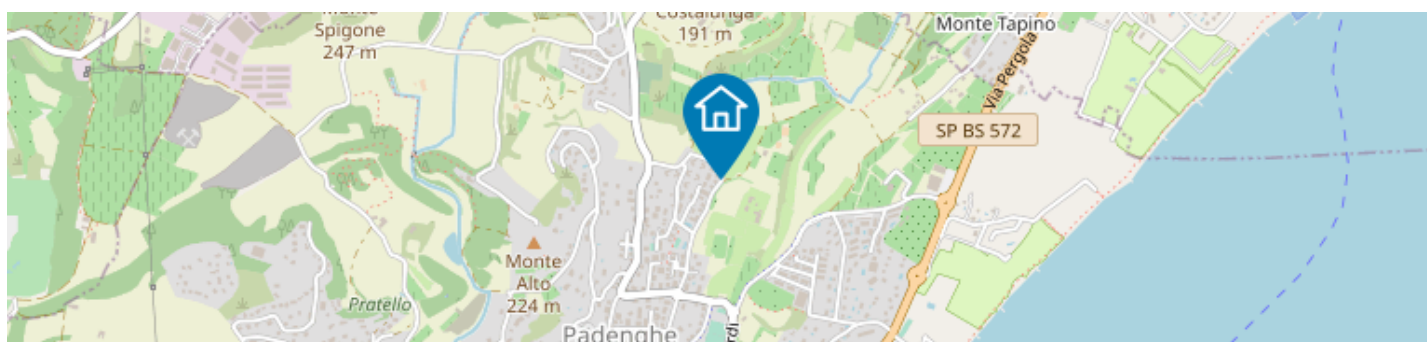
## ADDITIONAL INFORMATION

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