abitare il Garda
WE MAKE IT REAL

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Code: V001844

NEW DESIGN VILLA IN EXCLUSIVE CONTEXT IN MONIGA DEL GARDA

Via del Magone Moniga del Garda BS Italia

SALE
1.590.000€

Beds	Bathrooms	Commercial	Garden
3	4	191 mq	383 mq

DESCRIPTION:

Located in an exclusive residential setting just a few steps from the lake, with direct access to its waters through a private road reserved exclusively for residents, we offer a prestigious newly built detached villa featuring a modern and elegant design, set in one of the most refined and sought-after areas of Lake Garda. The property benefits from an exclusive shared lakefront area, ideal for relaxing in complete tranquility or fully enjoying direct contact with the lake. The villa, entirely developed over two levels, has been built according to the latest construction and energy-efficiency standards, classified in energy class A, with particular attention paid to living comfort, energy performance, and the quality of materials. The entrance is independent, and the property includes exclusive private parking spaces within the private area. The bright living area on the ground floor consists of a spacious open-plan living room with open kitchen, enhanced by large windows that create perfect continuity between indoor and outdoor spaces, overlooking the covered porch and the stunning private swimming pool with a large sunbathing area surrounded by the greenery of the private garden that harmoniously embraces the villa. An elegant guest bathroom completes the living area. The sleeping area on the upper floor hosts three spacious double bedrooms, each with its own private bathroom and direct access to the terrace, from where beautiful lake views can be admired, offering refined interiors perfectly integrated with the outdoor spaces. The exceptionally high-quality finishes, the exclusivity of the location, the proximity to the lake, and the generous dimensions make this property an ideal solution both as a primary residence and as a prestigious holiday home for those wishing to experience Lake Garda with privacy, comfort, and contemporary elegance.

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ADDITIONAL INFORMATION

Energy Rating: A4	**Minimum IPE:** -	**Heating:** Independent	**State:** New
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
- ✓ Photovoltaic System
- ✓ Pool
- ✓ Satellite System
- ✓ Security Door
- ✓ Theft Protection
- ✓ Video Intercom



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