abitare il Garda
WE MAKE IT REAL

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Code: V002951

STUNNING NEWLY BUILT VILLA WITH LAKE VIEW IN MONIGA DEL GARDA

Via San Sivino Moniga del Garda BS Italia

SALE
3.900.000€

Beds	Bathrooms	Commercial	Garden
3	5	216 mq	1950 mq

DESCRIPTION:

Located just a few steps from the lake, with easy access to the beach via a short walk, and set on the first hillside overlooking the water, this magnificent property enjoys breathtaking lake views. Situated within an exclusive and elegant residential setting of prestigious villas, we are pleased to offer this outstanding detached residence, surrounded by a private garden of approximately 2,000 sqm, ensuring the utmost privacy and tranquillity. The villa has been newly built using state-of-the-art construction technologies, with particular attention to the structure, systems and finishes, achieving the highest A4 energy efficiency rating. The property is arranged over two levels of approximately 200 sqm each (ground floor and basement), offering spacious and bright interiors, as well as numerous ancillary rooms designed to provide maximum comfort and functionality, with the possibility of creating a generous SPA and fitness area together with a private home theatre. Outside, a large covered terrace and the swimming pool area allow the outdoor spaces to be enjoyed throughout the seasons, providing the perfect setting for relaxing with family or entertaining guests. An extraordinary location and captivating lake views complete this truly unique property. The villa is sold fully completed both externally and internally, with the exception of the finishes that can be customised by the purchaser: flooring and wall coverings, bathroom fixtures, internal doors, staircase balustrade, electrical fittings and furnishings. The renderings showing the completed exterior and interior are for illustrative purposes only and are non-binding. We remain at your disposal for further information and to arrange private viewings for qualified clients.

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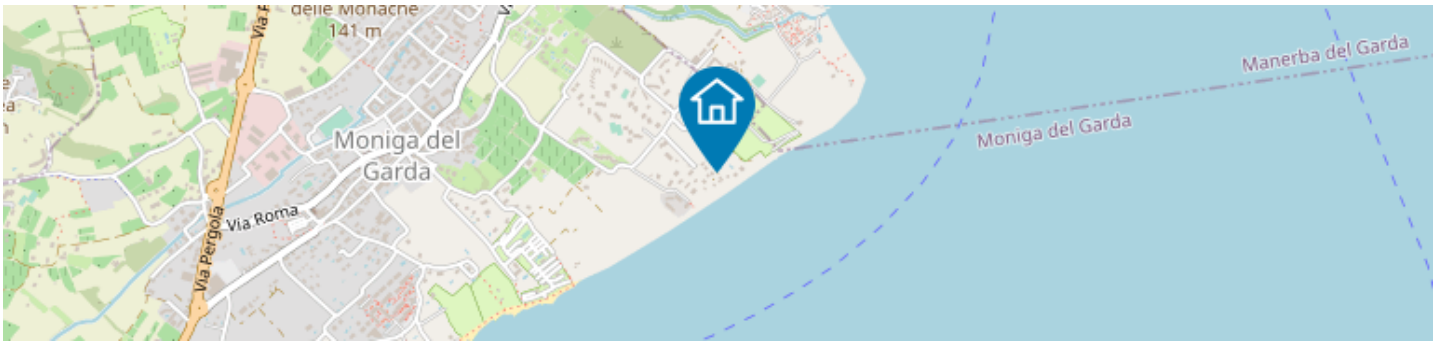
ADDITIONAL INFORMATION

Energy Rating: A4	**Minimum IPE:** -	**Heating:** Independent	**State:** New
Grade: Elegant	**Position:** Lake	**View:** Lake View	**Orientation:** -
Rooms / Locals: 5	**Floor:** -	**Building Floors:** 1	**Internal Levels:** 2
Garage: -	**Mq Garage:** -	**Parking Space:** 4	**Terraces:** 1
Mq Terraces: 60	**Balconies Mq:** -	**Arcades:** 1	**Mq Arcades:** 47
Garden: Private	**Kitchen:** View Kitchen	**Furniture:** Possibility	**Annual Expenses:** -



ACCESSORIES

- ✓ Air Conditioning
- ✓ Closet
- ✓ Data Network
- ✓ Double Entry
- ✓ Electric Gate
- ✓ Fireplace
- ✓ Flue
- ✓ Home Automation System
- ✓ Independent Entrance
- ✓ Laundry
- ✓ Photovoltaic System
- ✓ Pool
- ✓ Satellite System
- ✓ Security Door
- ✓ Theft Protection
- ✓ Video Intercom
- ✓ Video Surveillance



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