



Code: [V002268](#)

RESIDENTIAL DEVELOPMENT OPPORTUNITY ON A PLOT OF APPROXIMATELY 4,600 SQM IN MONIGA DEL GARDA

Via della Costa Moniga del Garda BS Italia

SALE
1.500.000€

Commercial

Garden



375 mq



4615 mq

DESCRIPTION:

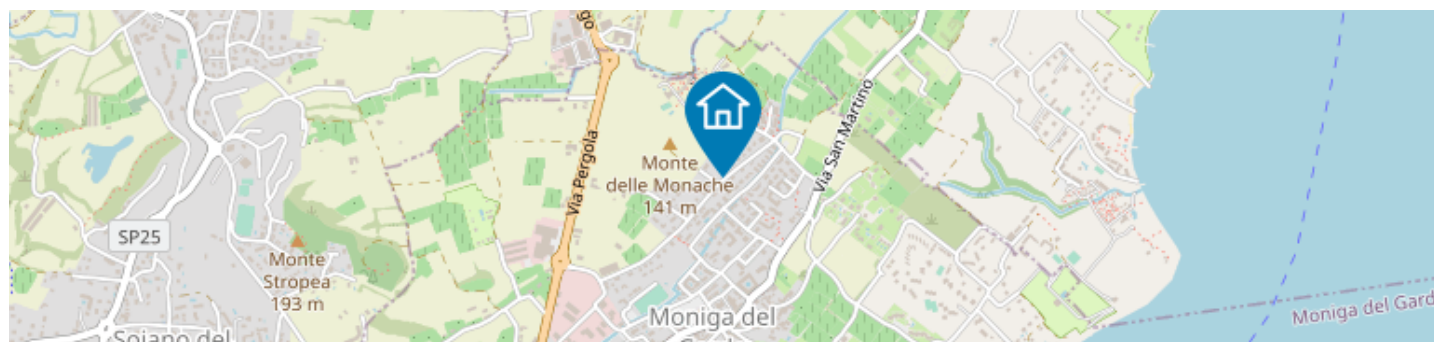
Located close to the centre of Moniga del Garda and approximately 1.2 km from the shores of Lake Garda, a property of approximately 4,600 sqm is available for residential development. The property comprises: - Existing residential building, divided into three separate residential units, with a total gross floor area (GFA) of approximately 375 sqm; - Building plot with a development capacity of 200 sqm GFA; - Building plot with a development capacity of 133 sqm GFA. The property offers a ****total development capacity of approximately 708 sqm GFA****, considering the demolition and reconstruction of the existing building and the utilization of the development rights associated with the two building plots. The configuration of the site and the distribution of the available building capacity allow for different design solutions for a new residential development, potentially including private outdoor areas, garages and a swimming pool. The property is primarily intended for construction companies, property developers and investors interested in residential development projects in the Lake Garda area. The image has been generated using artificial intelligence for illustrative purposes only. It does not represent an actual or approved development project and does not constitute a contractual representation. Further information, cadastral documents and urban planning documentation are available upon request.

ADDITIONAL INFORMATION

Energy Rating: VA	Minimum IPE: -	Heating: Independent	State: Habitable
Grade: Medio	Position: Center	View: Garden View	Orientation: -
Rooms / Locals: 16	Floor: -	Building Floors: 2	Internal Levels: 3
Garage: -	Mq Garage: -	Parking Space: -	Terraces: 1
Mq Terraces: 25	Balconies Mq: -	Arcades: 1	Mq Arcades: 180
Garden: Private	Kitchen: Eat-In Kitchen	Furniture: Not Furnished	Annual Expenses: -

ACCESSORIES

- ✓ Closet
- ✓ Data Network
- ✓ Double Entry
- ✓ Fireplace
- ✓ Flue
- ✓ Independent Entrance



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