Realroi
Piazza Malvezzi 23 - 25015 Desenzano del Garda
Phone number (+39) 030 4191413

Villa for Sale in Lonato del Garda
Barcuzzi
€ 3.300.000
Ref. CBI119-1337-278



520 sq.m | Bathrooms: 5 | Bedrooms: 4 | Rooms: 8

In the heart of Lower Garda, between Lonato del Garda and Padenghe sul Garda, we offer for sale a splendid, newly built modern villa. Featuring contemporary architecture with a flat roof, large windows, and spectacular lake views, the property also boasts an infinity pool and elegant outdoor spaces.
The villa, designed with the most advanced construction techniques and equipped with the best technologies for energy efficiency and insulation, stands out for its top-notch finishes and complete privacy. A perfect combination of design, comfort, and quality, this home is a unique opportunity on the market. The interior floor area is approximately 500 square meters, spread across three levels served by an elevator and including a basement, porch, and panoramic terrace on the first floor.
The garden, a truly spectacular space designed by a landscape architect, features an elegant infinity pool, perfectly integrated into the green, hilly landscape. The interior spaces and finishes are fully customizable, allowing the future owner to shape the villa according to their desires.
The basement level features a garage with a mobile platform, utility rooms with a heating system, storage for the photovoltaic system, a pool control panel, and a sophisticated home automation system that manages every function of the home. Completing the level are generous spaces for a gym, spa, and wellness areas.
The ground floor features a large, bright living area with a large window overlooking the porch, garden, and pool. Also on this level is a spacious double bedroom with bathroom, ensuring comfort and convenience. The lake view from this floor is already enchanting, encompassing the entire Lower Garda area.

The sleeping area is on the first floor, consisting of three double bedrooms with walk-in closets, two bathrooms, and a splendid terrace offering a truly unique and evocative lake view.
The villa is located in an exclusive residential area of only luxury properties, immersed in the greenery of the Garda hills, just 2 km from the lake shores, a short distance from the most renowned golf courses and convenient to all amenities.

Padenghe sul Garda and Lonato del Garda are nestled in the rolling hills of the southwestern shore of Lake Garda, in a panoramic position with splendid lake views. Ideal locations for both vacations and permanent residences, they offer a perfect balance of tranquility, amenities, and recreational opportunities. Lonato, in particular, boasts a pleasant, well-equipped beach (Lido di Lonato) and numerous recreational activities: golf, clay pigeon shooting, a go-kart track, swimming pools, riding stables, and tennis courts. The area is well served by public and private schools, a library, and important places of worship such as the Basilica, the Parish Church, and the Sanctuary.

Coldwell Banker, founded in 1906 in San Francisco, is one of the world's most renowned real estate networks, synonymous with reliability, excellence, and innovation in the global market for over a century. Appreciated by the most discerning clients for its quality service and widespread international presence, the brand now has over 3,300 locations and more than 100,000 agents in 44 countries, providing a direct connection between buyers and sellers around the world.
Coldwell Banker Real Estate is located in the historic heart of Desenzano del Garda, at Piazza Malvezzi 23, just steps from the old port. Our office perfectly embodies our philosophy: hospitality, elegance, and professionalism, in a place where supply and demand for exclusive properties meet. We specialize in selecting and promoting prestigious properties, offering a personalized, attentive, and confidential service, able to meet every need in the luxury real estate sector.

Certification

Energy Class: A4

Property Informations

Address: Via SANT'ANNA, SNC	**Bedrooms**: 4
Bathrooms: 5	**Rooms**: 8
State of Preservation: Excellent	**Level**: Multi-Storey
Total Floor: 3	**Lift**: Yes
No Barriers: Yes	**Age Construction**: 2026
Terrace: Present, 129 sq.m	**Garden**: Private, 900 sq.m
Sea Distance: 2.500 meter	**Kitchen**: Exposed Kitchen

Features

Terrace: 72 □	Tv Antenna: Autonomous	Tv SAT: Autonomous
Closet	ADSL Coverage	Cellar
Fastweb Coverage	Fireplace	Air-Conditioned
Parquet	Telephone System	Wiring: By Law
Sanitary Suspended	Jacuzzi	Shower
Aluminum Frames	Predisposition for Alarm	Safe-Deposit Box
Basement	Pool	Panoramic view
Land: 900 □		

Nearby

Gyms	Spa	Football Fields	Fitness Centers
Tennis Courts	Bike Lanes	Playgrounds	Railway Station

Public Transport	Kindergarten	Elementary Schools	Schools
High Schools	Cafe	Post Offices	Shopping Centers
Municipal Offices			










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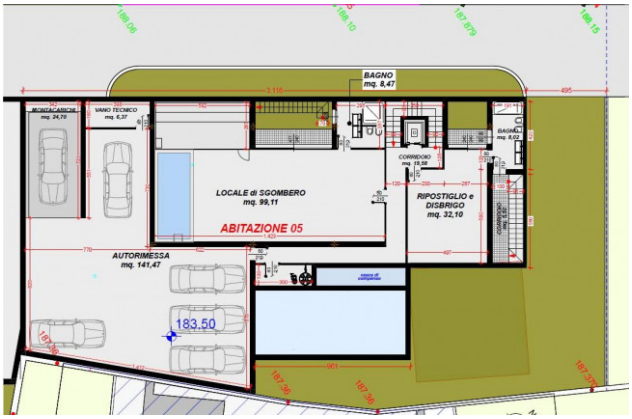


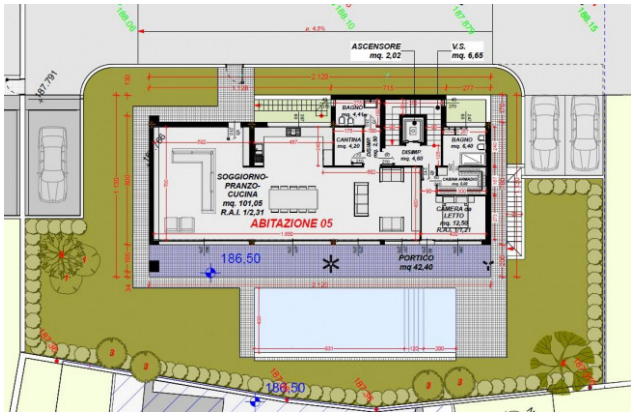














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