

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 the Lower Garda area, between Lonato del Garda and Padenghe sul Garda, in a strategic location well connected to major roads, we offer for sale a splendid newly built modern villa. Featuring contemporary architecture with a flat roof, large glass windows, and a spectacular lake view, the property is enhanced by an infinity pool and elegant outdoor spaces.

The villa has been designed using the most advanced construction techniques and the best technologies for energy efficiency and insulation. It stands out for its top-level finishes and absolute privacy-a perfect blend of design, comfort, and quality that makes this property truly unique on the market.

The villa offers an internal surface of approximately 600 sqm, distributed over three levels served by an elevator, including the basement, porch, and panoramic terrace on the first floor.

The garden, a true scenic space designed by a landscape architect, hosts an elegant infinity pool that harmoniously blends into the green and hilly surroundings.

The interior spaces and finishes are fully customizable, allowing the future owner to shape the villa according to their wishes.

The basement houses the garage with a mobile platform, technical rooms with heating system, photovoltaic energy storage, pool control unit, and a sophisticated home automation system managing all functions of the house. This level also offers generous areas for a gym, spa, and wellness spaces.

The ground floor features a large, bright living area with a full-height window overlooking the porch, garden, and pool. On the same level, a spacious master bedroom with bathroom provides comfort and convenience. From this floor, you can already enjoy a



magnificent view over the Lower Garda Lake.

The first floor is dedicated to the sleeping area, with three double bedrooms featuring walk-in closets, two bathrooms, and a wonderful terrace offering a truly unique and enchanting lake view.

The villa is located in an exclusive residential area of prestigious properties, surrounded by the green Garda hills, just 2 km from the lake shores, close to renowned golf courses, and convenient to all services.

Padenghe sul Garda and Lonato del Garda rise on the gentle hills of the south-western shore of Lake Garda, offering panoramic positions with splendid lake views. Ideal locations for both holidays and permanent residence, they provide the perfect balance of tranquility, services, and leisure opportunities. Lonato, in particular, features a pleasant equipped beach (Lido di Lonato) and numerous activities for your free time: golf, clay pigeon shooting, karting, 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 Pieve, and the Sanctuary.

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Coldwell Banker Realroi is located in the historic heart of Desenzano del Garda, in Piazza Malvezzi 23, just steps from the ancient port. Our office reflects our philosophy: welcoming, elegant, and professional - a place where the demand and supply of exclusive properties meet. We specialize in the selection and promotion of prestigious properties, providing bespoke, attentive, and discreet service designed 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

Age Construction: 2024

Terrace: Present, 129 sq.m

Garden: Private, 900 sq.m

Sea Distance: 2.500 meter

Kitchen: Exposed Kitchen

Box: Quadruple

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

Sea View

Basement

Pool

Panoramic view

Land: 900 □

Nearby

Gyms

Spa

Football Fields

Fitness Centers

Tennis Courts

Bike Lanes

Playgrounds

Railway Station

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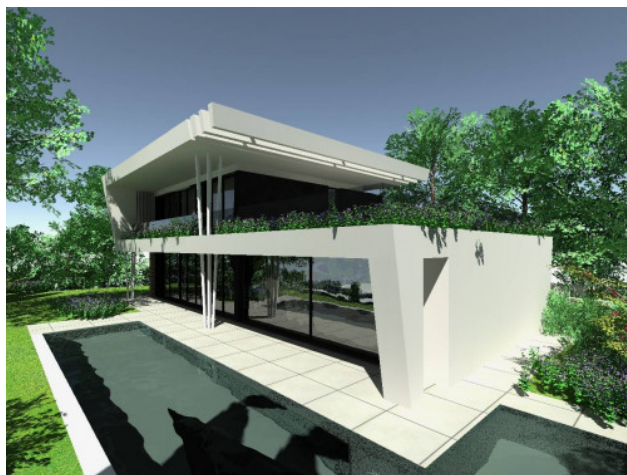
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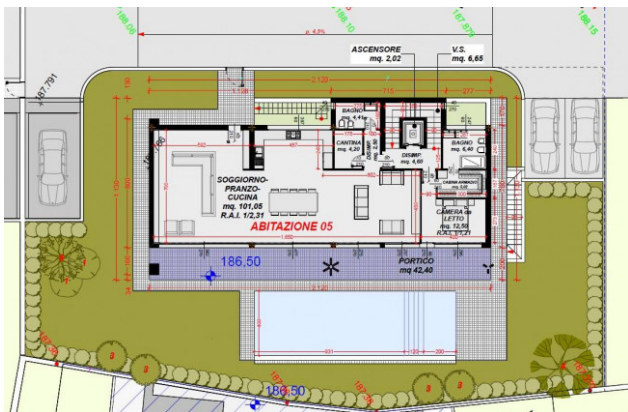
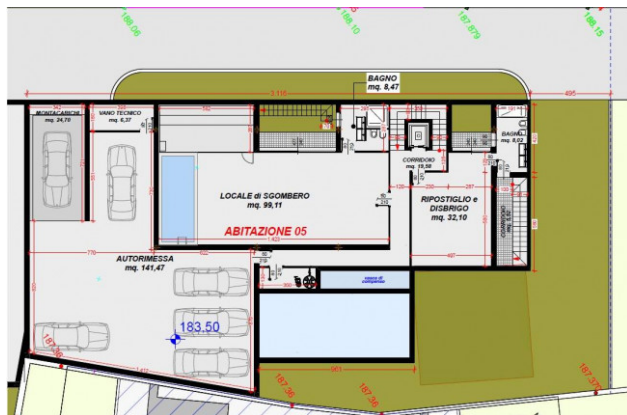
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