

Villa for Sale in Lonato del Garda

price from € 627.000
Ref. CBI119-2785-465



250 sq.m | Bathrooms: 2 | Bedrooms: 3 | Rooms: 4

GREEN VILLAGE: Prestigious villas in an exclusive and quiet residential context

In a quiet and private area, within a new and modern residential context, there are 10 elegant villas, each with its own private garden. The proposal includes 3 semi-detached houses and 4 single villas, ideal for those looking for space, comfort and privacy. Each home is spread over two floors and offers a functional and contemporary layout. On the ground floor we find a large eat-in kitchen and a large and bright living room, both with direct access to the garden, perfect for outdoor living. A convenient laundry room and a bathroom complete the living area. Upstairs, the sleeping area consists of 3 bedrooms, all spacious and well-lit, and 2 elegant bathrooms, each with a window.

Each villa has a double garage and additional parking spaces adjacent to the property, with external parking also available for guests. The spacious common areas include a large swimming pool, surrounded by a private garden and a sunbathing area, for maximum relaxation.

The homes are equipped with the best technologies to ensure maximum comfort and energy efficiency. Air conditioning is achieved through latest-generation air/water systems, which ensure maximum economy. Electricity is supplied by a photovoltaic system with storage, for the benefit of a sustainable and ecological home. Furthermore, all the villas are certified in class A4, confirming their high energy performance.

An advanced security system, manageable via app, guarantees a high level of protection and peace of mind.

With a surface area of 210 m² (SLP) for each unit, these villas offer large living spaces and the possibility of internal customization during the design phase. Detailed specifications regarding systems and finishes are available.

Delivery is scheduled for spring 2026, with the possibility of adapting the home to your needs. A perfect choice for those looking for a



modern, functional home located in a quiet area, but well connected to the main communication routes.

Lonato del Garda is located in a hilly area on the south-west shore of Lake Garda in a splendid position overlooking the lake and the Brescia plain. Lonato has a delightful and well-equipped beach on the lake (Lido di Lonato) and countless opportunities for recreation: golf courses, clay pigeon shooting, go-karting, swimming pools, riding stables, tennis courts, etc., there is no shortage of private and public schools of all levels, a library, places of worship.

In Lonato there are opportunities for walking, horseback riding or cycling trips through the hills and countryside, and you can also find excellent cuisine prepared by numerous local restaurants and many farmhouses.

Coldwell Banker Realroi, located in the historic heart of Desenzano del Garda, in Piazza Malvezzi 23, a few steps from the ancient port, is the hub of our operations on Lake Garda and its surroundings. Our headquarters reflects our philosophy: welcoming, elegant and professional, it is the place where supply and demand of exclusive properties meet. We specialize in the search and promotion of prestigious properties, guaranteeing our clients a personalized and attentive service, capable of satisfying every need in the luxury real estate sector.

Coldwell Banker, founded in 1906 in San Francisco, is a world-renowned real estate network, recognized for more than a century as a point of reference in the global market. Our brand is synonymous with reliability, excellence and innovation, appreciated by the most demanding customers for the quality of the services offered and our international presence. With more than 3,300 locations and more than 100,000 agents in 44 countries, our global network allows us to connect buyers and sellers anywhere in the world.

Certification

Energy Class: A4

Property Informations

Address: Via Padre Ottorino Marcolini

Zip Code: 25017

Bedrooms: 3

Bathrooms: 2

Rooms: 4

State of Preservation: Excellent

Level: On two-levels

Total Floor: 2

Age Construction: 2025

Balconies: Present

Terrace: Present

Garden: Private

Kitchen: Exposed Kitchen

Box: Double

Features

Tv Antenna: Autonomous

Tv SAT: Autonomous

Closet

Air-Conditioned

Parquet

Telephone System

Wiring: By Law

Shower

Wooden Window Frames

Predisposition for Alarm

Shutters

Pool

Panoramic view

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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