

## Villa for Sale in Soiano del Lago

### € 750.000

### Ref. CBI119-2785-524



### 230 sq.m | Bathrooms: 3 | Bedrooms: 3 | Rooms: 4

New semi-detached villa under construction with lake view - Soiano del Lago

In an exclusive and panoramic position in Soiano del Lago, a few minutes from the shores of Garda, we offer for sale a splendid 230 m2 semi-detached villa under construction.

The property is located in a private and modern context, immersed in the tranquility of the Garda hills. The rooms are large and bright, with large windows overlooking a private garden with a splendid open view of the lake.

The villa will be built with high quality materials and equipped with all comforts:

Underfloor heating and cooling  
6 kWp photovoltaic system  
Shading system  
Latest generation thermal and acoustic insulation  
Modern design, maximum energy efficiency and strategic position make this villa ideal both as a main residence and as a holiday home. A few steps from wineries, nature trails and renowned tourist locations, it represents a perfect solution for experiencing Lake Garda in every season.

Contact us for more information or to book a visit to the construction site!

Soiano del Lago is a town located on one of the hills of Valtenesi, it is one of the most sought after areas of Lake Garda for its panoramic views and the hilly climate that distinguishes it. Renowned area of wineries and strong gastronomic culture, it comes alive with tourists especially in the summer months but life is pleasant all year round thanks to the favorable position, the presence and convenience of services, the proximity to the Lake, the presence of excellent restaurants and accommodation facilities and the presence of the renowned Golf Club.



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.

Coldwell Banker Realoi, 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.

## Certification

**Energy Class:** A4

## Property Informations

**Address:** Via Ciucani

**Zip Code:** 25080

**Bedrooms:** 3

**Bathrooms:** 3

**Rooms:** 4

**State of Preservation:** Excellent

**Level:** On two-levels

**Total Floor:** 3

**Age Construction:** 2025

**Balconies:** Present

**Terrace:** Present

**Garden:** Private

**Kitchen:** Exposed Kitchen

**Box:** Double

## Features

Terrace

Tv Antenna: Autonomous

Tv SAT: Autonomous

Closet

Cellar

Air-Conditioned

Telephone System

Wiring: By Law

Shower

Wooden Window Frames

Predisposition for Alarm

Shutters

Panoramic view

## Nearby

Gyms

Spa

Football Fields

Fitness Centers

Tennis Courts

Bike Lanes

Playgrounds

Public Transport

Kindergarten

Elementary Schools

Schools

High Schools

Cafe

Post Offices

Shopping Centers

Municipal Offices



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