

Villa for Sale in Manerba del Garda

€ 1.100.000

Ref. CBI119-1337-643



210 sq.m | Bathrooms: 3 | Bedrooms: 2 | Rooms: 9

In a residential area of Manerba del Garda, we offer two detached villas under construction from May.

The villas, designed on a single level, plus a large basement, offer generous spaces and top-quality finishes.

On the ground floor, there's a large open-plan living area with a guest bathroom and large windows that open onto a covered porch, perfect for relaxing al fresco. The sleeping area consists of two bedrooms, a spacious hallway, and a bathroom.

The basement is equally functional: ironing room, laundry room, storage room, engine room, bathroom and a triple garage of over 55.25m².

Outside, a large garden hosts a private 32 m² swimming pool.

The villa is equipped with state-of-the-art systems and offers the possibility, upon request, of being purchased fully furnished, for a turnkey solution.

This villa represents a unique opportunity to live in a modern and luxurious residence, immersed in the tranquility and greenery of Manerba del Garda.

Manerba del Garda is a charming town located on the western shore of Lake Garda, known for its beautiful beaches and rich historical and natural heritage. The famous Romantica Beach is one of the largest and most popular on the lake, perfect for those who love relaxing by the water.

The Rocca di Manerba Natural Park, with its spectacular cliffs and panoramic trails, is a true paradise for nature lovers and hikers, offering breathtaking views of the lake and the surrounding vegetation.

Manerba is also a place rich in tradition and culture, with picturesque villages, traditional restaurants, and wineries where you can taste



local products. Despite the village's tranquility, Manerba is well connected to the main towns on Lake Garda, offering the perfect combination of relaxation and convenience.

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

Coldwell Banker Real Estate, located in the historic heart of Desenzano del Garda, at Piazza Malvezzi 23, just steps from the old port, is the hub of our operations on Lake Garda and the surrounding area. Our headquarters reflects our philosophy: welcoming, elegant, and professional, it is the place where supply and demand for exclusive properties meet. We specialize in finding and promoting prestigious properties, guaranteeing our clients personalized and attentive service, meeting every luxury real estate need.

Certification

Energy Class: A1

Property Informations

Address: VIA DEL TORCHIO

Zip Code: 25080

Bedrooms: 2

Bathrooms: 3

Rooms: 9

State of Preservation: Excellent

Level: Ground Floor

Total Floor: 2

No Barriers: Yes

Age Construction: 2026

Terrace: Present, 25 sq.m

Garden: Private

Kitchen: Exposed Kitchen

Box: Triple, 52 sq.m

Features

Terrace: 24 □

Tv Antenna: Autonomous

Closet

Air-Conditioned

Wiring: By Law

Sanitary Suspended

Shower

Basement: 60 □

Pool

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



