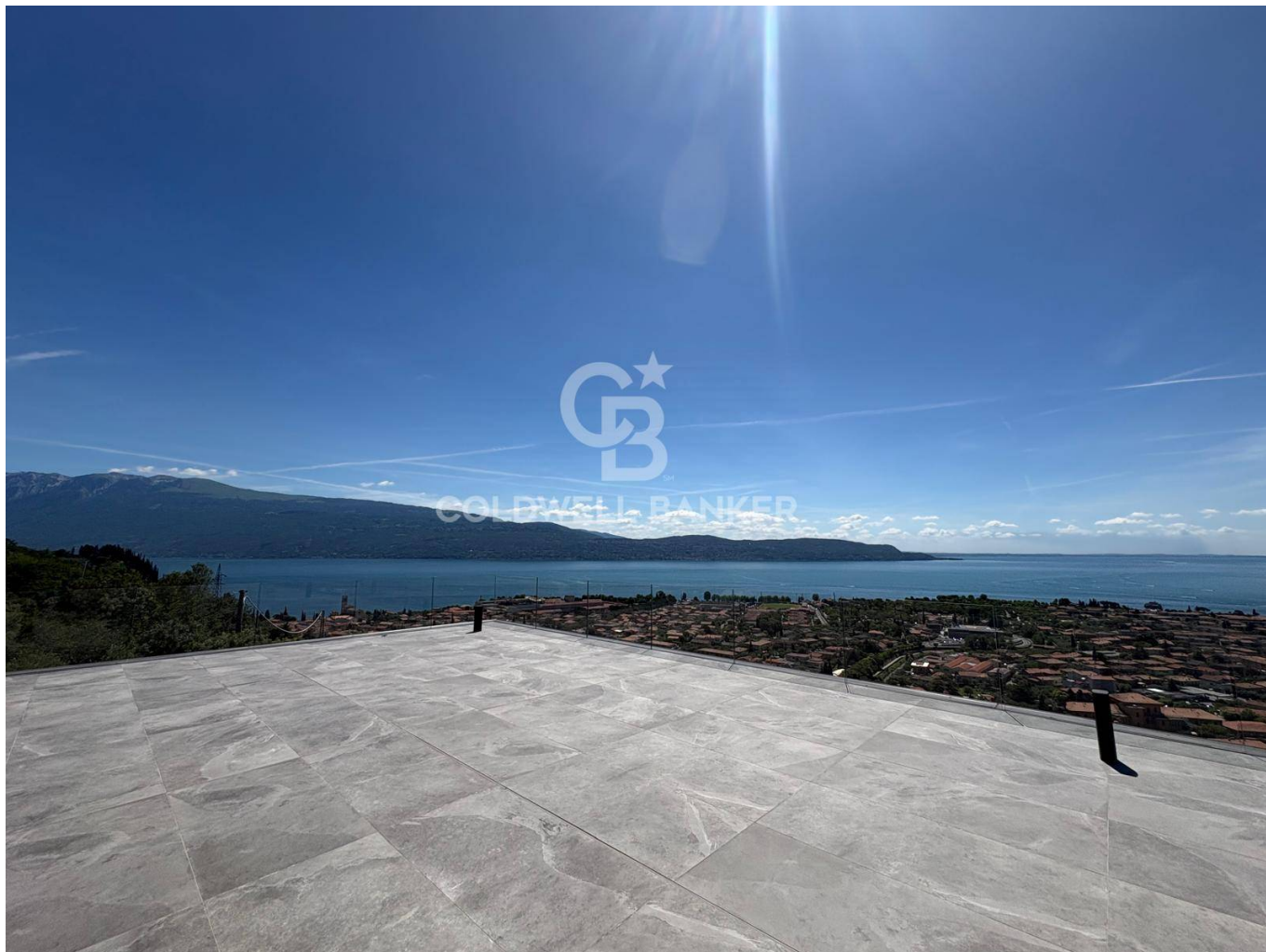


# Apartment for Sale in Toscolano-Maderno Monte Maderno € 1.550.000 Ref. CBI119-3190-722



**169 sq.m | Bathrooms: 2 | Bedrooms: 3 | Rooms: 4**

In the prestigious setting of Monte Maderno, in the municipality of Toscolano-Maderno, we offer two exclusive, mirrored apartments located in an elegant, newly built residence of just five units, designed to ensure privacy, living comfort, and a splendid lake view. The properties are spread over two levels and are distinguished by their large, bright and perfectly distributed spaces.

Access is from the first floor, where a large living area opens up, complete with a living room and open-plan kitchen. Large windows lead directly to the spectacular 45 sq m panoramic balcony overlooking the lake, ideal for relaxing outdoors and enjoying the unique panorama.

On the same level there is also a service bathroom.

Going down to the lower floor, we find the sleeping area, consisting of a spacious 19 m2 double bedroom, two further double bedrooms and two bathrooms.

All three bedrooms have direct access to the balcony on the sleeping level, creating continuity between the interior and exterior spaces and providing brightness and a pleasant open view.

Completing the property are a large private garden, perfect for those who want to enjoy the outdoors in complete tranquility, a convenient 20 sq m garage, and a swimming pool shared with the other units.

Modern and exclusive solutions, ideal as both a primary residence and an elegant holiday home on Lake Garda, immersed in a private and charming setting.



Toscolano Maderno is a beautiful municipality located on the western shore of Lake Garda, nestled between verdant hills and the crystal-clear waters of the lake. This village, born from the union of two historic towns, Toscolano and Maderno, is one of the most charming and authentic destinations on Lake Garda, rich in history, culture, and natural beauty. Toscolano Maderno's lakefront offers a scenic stroll past historic villas and gardens, with access to tranquil, well-kept beaches. The municipality is known for the Valle delle Cartiere (Paper Mill Valley), an important testimony to its industrial past, now transformed into a fascinating open-air museum where history and nature blend together in a unique setting. Thanks to its privileged location, Toscolano Maderno is also an ideal starting point for exploring the Alto Garda Bresciano Park and the hiking and mountain biking trails that crisscross the surrounding mountains. Furthermore, the area is renowned for the production of high-quality extra virgin olive oil and fine wines. With its mild climate, breathtaking views, and an atmosphere that combines tranquility and authenticity, Toscolano Maderno is the perfect choice for those who want to experience Lake Garda in its most authentic essence.

Coldwell Banker is a real estate network founded in San Francisco in 1906. For over a century, it has been a benchmark and guide for the global market. A brand universally recognized and appreciated by the most discerning clients. Reliability, quality of service, and global reach are the cornerstones of our group. We operate in over 44 countries, with 3,000 branches and over 90,000 agents. Coldwell Banker Real Estate is located in Desenzano del Garda at Piazza Malvezzi 23, in the historic heart of the town, behind the small ancient harbor. Our agency is our calling card: welcoming and elegant, a meeting place for offers and requests for exclusive and sought-after properties.

## Certification

**Energy Class:** A4

## Property Informations

**Address:** Via Montemaderno

**Zip Code:** 25088

**Bedrooms:** 3

**Bathrooms:** 2

**Rooms:** 4

**State of Preservation:** Excellent

**Level:** Ground Floor

**Total Floor:** 2

**Age Construction:** 2026

**Balconies:** Present, 25 sq.m

**Garden:** Private, 178 sq.m

**Sea Distance:** 1.550 meter

**Kitchen:** Present

**Box:** Double, 20 sq.m

## Features

Tv Antenna: Autonomous

Closet

Air-Conditioned

Parquet

Wiring: By Law

Sanitary Suspended

Predisposition for Alarm

Safe-Deposit Box

Shutters

Pool

Panoramic view

## Nearby

Gyms

Spa

Football Fields

Fitness Centers

Tennis Courts

Bike Lanes

Playgrounds

Public Transport

Elementary Schools

Schools

Cafe

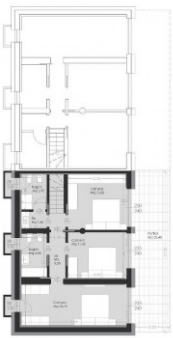
Post Offices

Shopping Centers

Municipal Offices







Pianta piano terra - scala 1:100

Pianta piano primo - scala 1:100

Box auto - scala 1:50



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