Realroi
Piazza Malvezzi 23 - 25015 Desenzano del Garda
Phone number (+39) 030 4191413

Villa for Sale in Padenghe sul Garda
€ 4.900.000
Ref. CBI119-3190-806



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

Surrounded by greenery and nestled in a prestigious and exclusive private location overlooking the lake, accessible exclusively to residents and their guests, this splendid recently built villa represents the perfect synthesis of contemporary architecture, elegance, and quality living.
The complex, comprising a selection of high-end residences, offers exclusive services such as a dedicated concierge, swimming pools, tennis courts, paddle tennis, pickleball, golf, and an elegant shared barbecue area, ensuring privacy, comfort, and a private lifestyle in one of the lake's most exclusive locations.
The villa unfolds on the ground floor, where the entrance leads to a bright living area with an open-plan kitchen. The large windows and double exposure create seamless continuity between the interior and exterior spaces, with direct access to the porch and magnificent private garden, which offers splendid lake views.
The sleeping area hosts three spacious double bedrooms, two of which have en suite bathrooms, while the third has an additional bathroom, ensuring comfort and privacy for the whole family.
The basement offers a large triple garage of over 60 m² and numerous fully customizable accessory rooms, ideal for creating a private gym, a wellness area, a cinema room, a tavern or additional spaces dedicated to leisure and relaxation.
The property includes a splendid private garden of over 1,140 m² and a spectacular panoramic roof terrace with private pool, from which you can admire a breathtaking lake view and enjoy moments of absolute relaxation in total privacy.
The high-end finishes, attention to detail, and construction quality make this residence a unique proposition, designed for clients seeking exclusivity, privacy, and uncompromising comfort.

Additional villas are also available within the exclusive complex, offering the possibility of choosing the solution that best suits your needs.
Padenghe sul Garda is an elegant municipality located on the southwestern shore of Lake Garda, nestled among rolling hills and overlooking breathtaking views. This town is renowned for its prestige and quality of life, combining the lake's natural beauty with a tranquil and refined atmosphere. Padenghe offers splendid beaches, marinas, and a historic medieval fortress that dominates the area, offering spectacular views. Thanks to its proximity to important towns such as Desenzano and Sirmione, and easy access to major roads, Padenghe is a sought-after destination for both luxury residences and real estate investments. The town also offers excellent amenities, such as golf courses, exclusive restaurants, and high-quality wineries, making it a perfect choice for those seeking sophisticated living in a privileged natural setting.

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 Costa Lunga	**Zip Code**: 25080
Bedrooms: 3	**Bathrooms**: 2
Rooms: 4	**State of Preservation**: Excellent
Level: Ground Floor	**Total Floor**: 1
Lift: Yes	**No Barriers**: Yes
Age Construction: 2026	**Terrace**: Present, 272 sq.m
Garden: Private, 1.146 sq.m	**Sea Distance**: 1.500 meter
Kitchen: Exposed Kitchen	

Features

Terrace: 272 □	Tv Antenna: Autonomous	Porch: 85 □
Tv SAT: Autonomous	Closet	Cellar: 6 □
Air-Conditioned	Parquet	Telephone System
Wiring: By Law	Sanitary Suspended	Shower
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	Municipal Offices

















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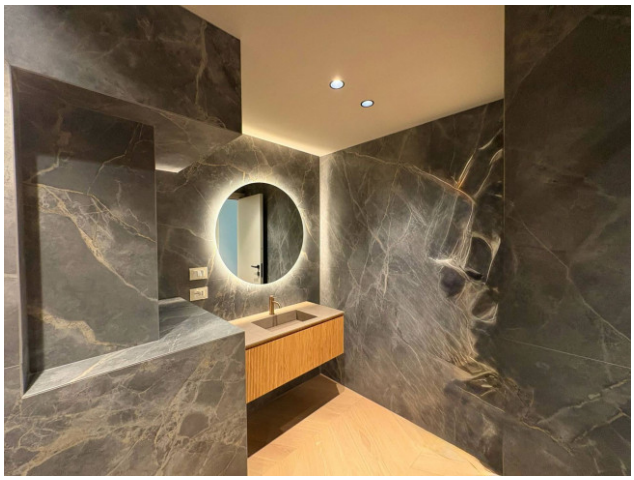






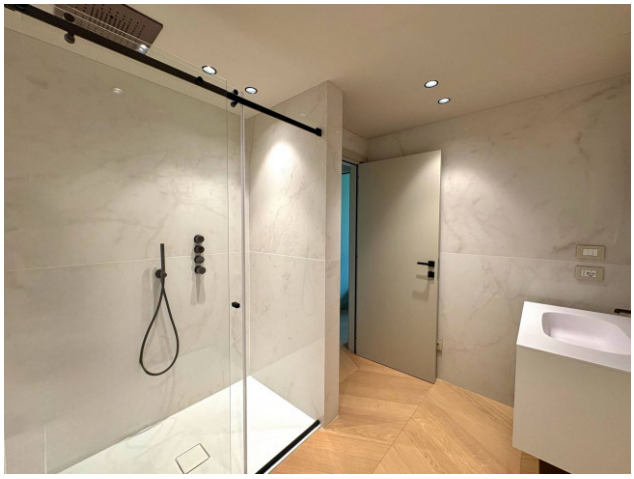


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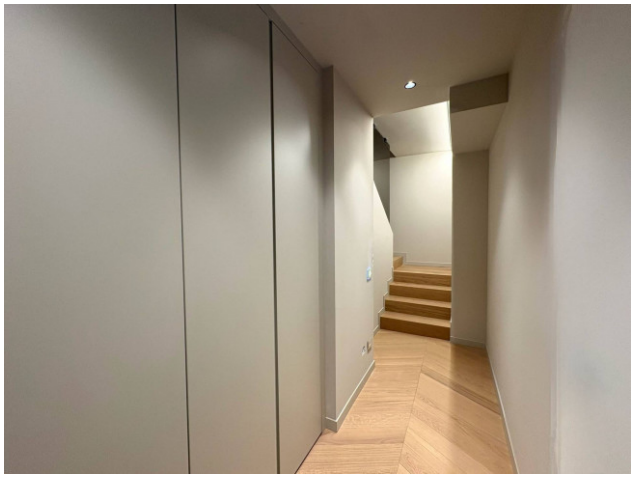














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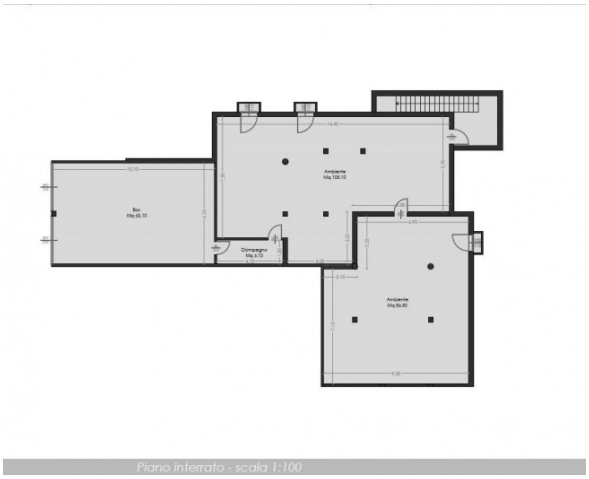


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Piano terra arredato - scala 1:100



Piano interrato - scala 1:100



Piano terrazza - scala 1:100



Planimetria aree esterne - scala 1:300

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