

Villa for Sale in Padenghe sul Garda

€ 4.700.000

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.

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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

Box: Triple, 63 sq.m

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

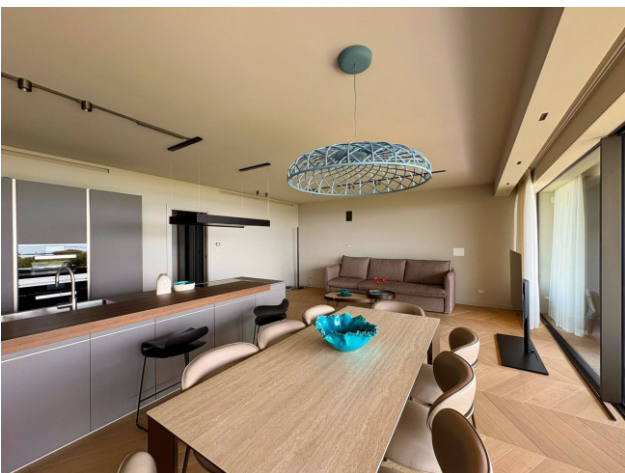
Post Offices

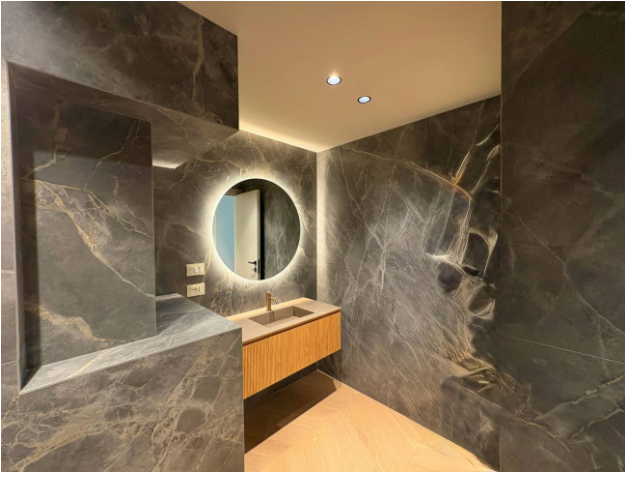
Municipal Offices



Realroi

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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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