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

Single villa for Sale in Padenghe sul Garda

€ 2.350.000

Ref. CBI119-3190-808



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

Located in a prestigious and exclusive private location overlooking the lake, accessible exclusively to residents and their guests, this refined, newly built independent apartment represents a truly prestigious living solution, where contemporary design, privacy, and comfort blend together in a unique setting.
The exclusive complex, comprising a selection of high-end residences surrounded by greenery, offers dedicated services to residents such as a concierge, swimming pools, tennis courts, paddle tennis, pickleball, golf, and an elegant communal barbecue area, ensuring a private and uncompromising lifestyle.
The home is spread over multiple levels, conveniently connected by a private elevator, and stands out for its spaciousness, bright rooms, and high-quality finishes.
The entrance leads to the spacious open-plan living area with an open-plan kitchen, a modern and elegant space that, thanks to large windows, opens directly onto the porch and the magnificent private garden of over 360 m², creating perfect continuity between the interior and exterior spaces.
The sleeping area, located on the same floor, includes two single bedrooms served by a bathroom and a spacious master suite with private bathroom.
The basement features a convenient double garage, ancillary rooms that can be used as a cellar, and a large, multifunctional space of over 50 m², ideal for a private gym, wellness area, cinema, tavern, or refined hobby room.
Completing the property is a spectacular panoramic rooftop terrace with a private pool, from which you can enjoy an extraordinary lake view and moments of absolute relaxation in total privacy.
Additional units are also available within the exclusive complex, offering the possibility of finding the solution that best suits your needs.

A property designed for those who want to experience the lake in an exclusive setting, with high-end services, maximum privacy, and timeless elegance.

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	**Age Construction**: 2026
Terrace: Present, 120 sq.m	**Garden**: Private, 369 sq.m
Sea Distance: 1.500 meter	**Kitchen**: Exposed Kitchen

Features

Terrace: 120 □	Tv Antenna: Autonomous	Porch: 61 □
Closet	Cellar: 3 □	Air-Conditioned
Parquet	Telephone System	Wiring: By Law
Sanitary Suspended	Shower	Predisposition for Alarm
Shutters	Basement: 57 □	Pool
Panoramic view		

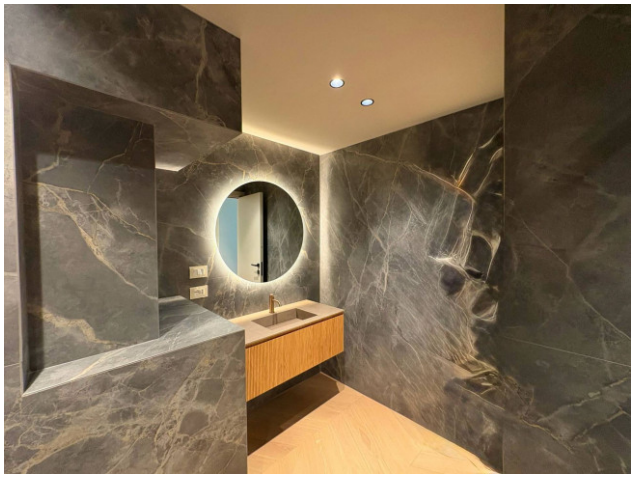
Nearby

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

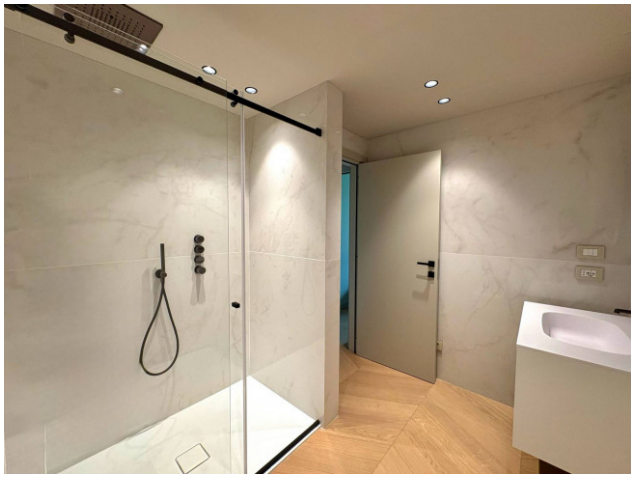




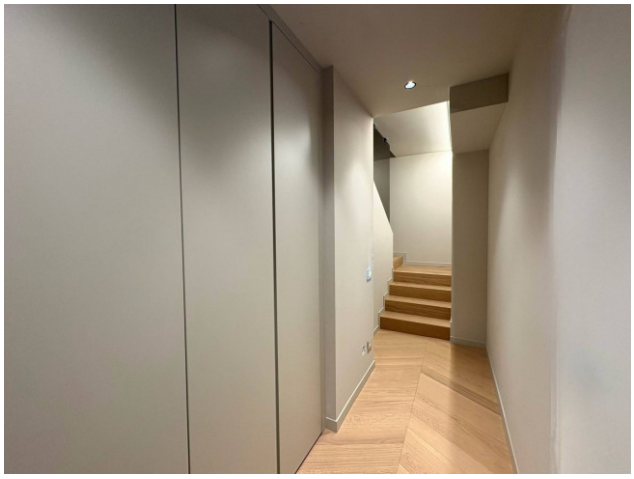












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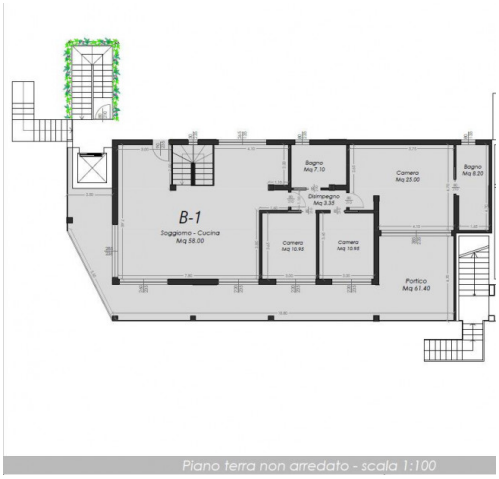




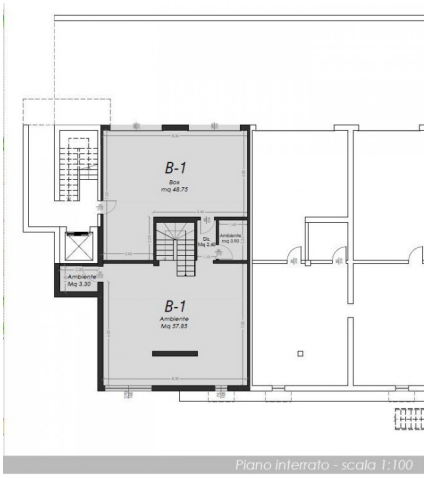




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Piano terra non arredato - scala 1:100



Piano interrato - scala 1:100



Planimetria aree esterne - scala 1:150

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