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

Villa for Sale in Padenghe sul Garda
€ 2.600.000
Ref. CBI119-3190-809



285 sq.m | Bathrooms: 3 | Bedrooms: 2 | Rooms: 3

Located in a prestigious and exclusive location overlooking the lake, this newly built villa stands out for its extraordinary full lake view, spacious living spaces and high construction quality. The complex, comprised of select high-end residences surrounded by greenery, offers exclusive services such as a dedicated concierge, swimming pools, tennis courts, paddle tennis, pickleball, golf, and an elegant shared barbecue area, guaranteeing a high quality of life, comfort, and convenience within easy reach. The home is spread over two levels, designed to offer perfect usability of space. The entrance leads to the dramatic living area with an open-plan kitchen, a spacious and bright space that opens directly onto the covered loggia, creating a natural continuity between interior and exterior and enhancing the magnificent lake view. The sleeping area hosts three double bedrooms, two of which have en suite bathrooms, as well as a third bathroom serving the house. The layout of the rooms has been designed to ensure privacy and functionality. The basement, directly accessible by elevator, features a large triple garage, a storage room of approximately 10 m², and a large multifunctional space of over 40 m², ideal as a private gym, home cinema, professional studio, wellness area, or hobby room. The property includes a splendid private garden of over 400 m² as well as a spectacular panoramic terrace overlooking the lake with an exclusive swimming pool: a unique and private setting designed for moments of absolute relaxation while admiring a landscape of rare beauty. The high-end finishes, contemporary architecture, and privileged location make this villa a unique proposition for those seeking an exclusive residence in one of the most sought-after and prestigious settings on the lake. Additional villas are also available within the exclusive complex, offering the opportunity to find 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: A1

Property Informations

Address: Via Costa Lunga	**Zip Code**: 25080
Bedrooms: 2	**Bathrooms**: 3
Rooms: 3	**State of Preservation**: Excellent
Level: Ground Floor	**Total Floor**: 2
Parking: Carport	**Lift**: Yes
No Barriers: Yes	**Age Construction**: 2026
Current Status: free upon deed	**Balconies**: Present, 53 sq.m
Terrace: Present, 120 sq.m	**Garden**: Private, 106 sq.m
Sea Distance: 1.500 meter	**Kitchen**: Exposed Kitchen

Features

Terrace: 54 □	Tv Antenna: Autonomous	Porch: 15 □
Tv SAT: Autonomous	Closet	ADSL Coverage
Cellar: 14 □	Air-Conditioned	Telephone System
Wiring: By Law	Sanitary Suspended	Shower
Shutters	Basement: 78 □	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		










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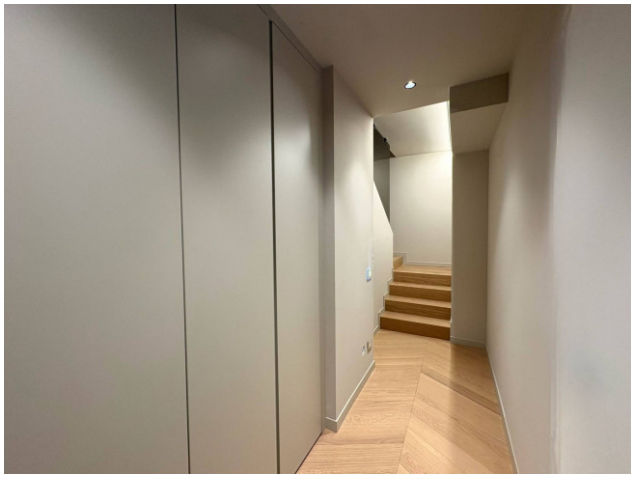


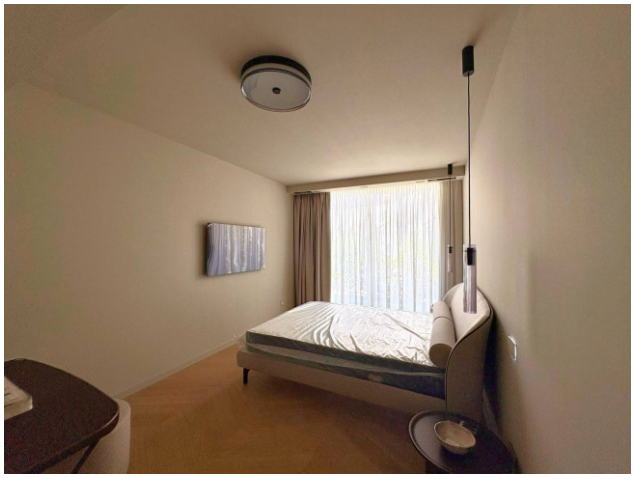








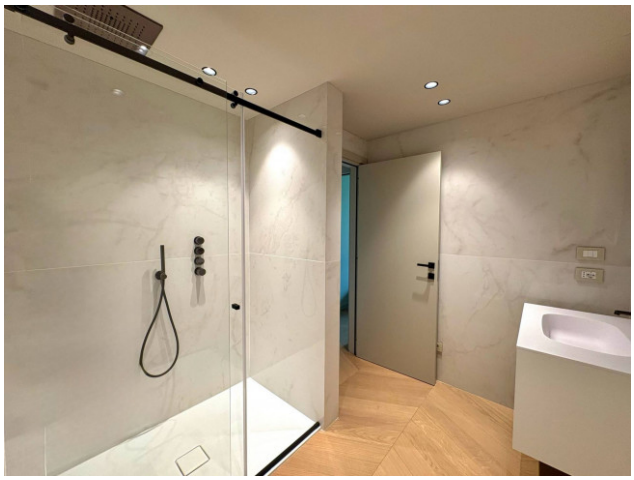


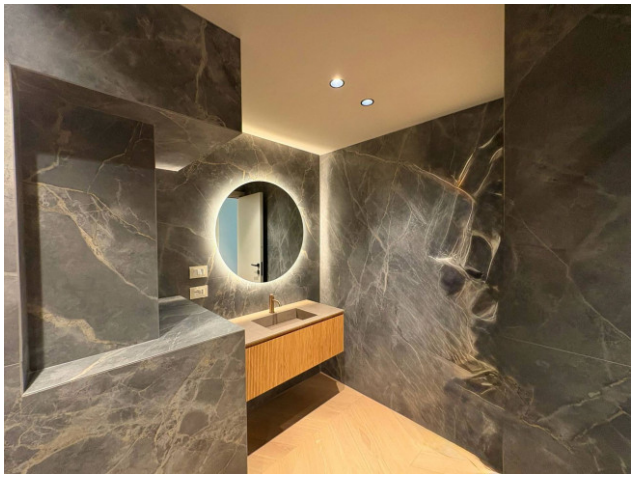




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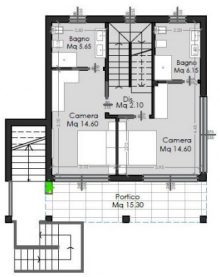




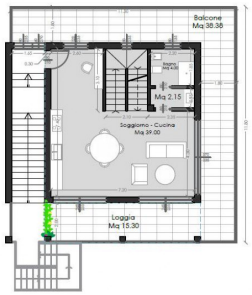




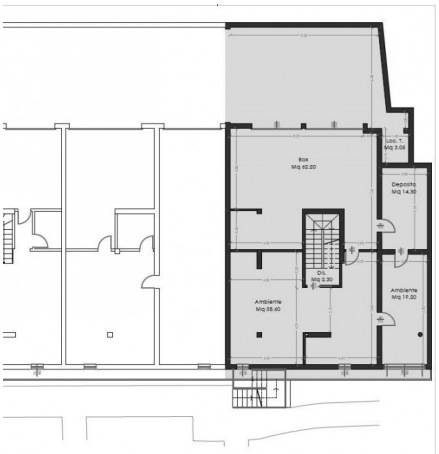
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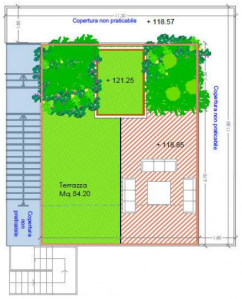
Piano terra arredato - scala 1:100



Piano primo arredato - scala 1:100



Piano interrato - scala 1:100



Piano terrazza - scala 1:100

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