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

Villa for Sale in Padenghe sul Garda
€ 2.800.000
Ref. CBI119-3190-811



251 sq.m | Bathrooms: 3 | Bedrooms: 3 | Rooms: 3

Nestled in a prestigious and exclusive private location surrounded by greenery and overlooking the lake, this newly built villa stands out for its spectacular full lake view, spacious living spaces, and high levels of living comfort. The exclusive setting offers exclusive services such as a dedicated concierge, swimming pools, tennis courts, paddle tennis, pickleball, golf, and an elegant shared barbecue area. The home is primarily on a single level. The entrance leads to the large living area with an open kitchen, a bright and convivial space that opens directly onto the covered loggia, creating seamless continuity between the interior and exterior spaces and maximizing the surrounding views. The sleeping area includes three double bedrooms, two of which have en suite bathrooms, as well as a third bathroom serving the floor. The basement, directly connected by a private elevator, houses a large triple garage, a storage room of approximately 10 m² and a large multifunctional space of over 40 m², ideal as a home cinema, private gym, professional office, wellness area or hobby room. The property includes a magnificent private garden of over 400 m², an exclusive space where you can enjoy the tranquility, privacy, and extraordinary natural setting that characterizes this unique location. The high-end finishes, quality construction, and privileged location make this villa an absolutely prestigious proposition, designed for those who desire to live in a private setting where luxury, nature, and lake views blend harmoniously. Additional villas of the same type 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: A4

Property Informations

Address: Via Costa Lunga	**Zip Code**: 25080
Bedrooms: 3	**Bathrooms**: 3
Rooms: 3	**State of Preservation**: Excellent
Level: Ground Floor	**Total Floor**: 1
Lift: Yes	**No Barriers**: Yes
Age Construction: 2026	**Terrace**: Present, 37 sq.m
Garden: Private, 412 sq.m	**Sea Distance**: 1.500 meter
Kitchen: Exposed Kitchen	

Features

Terrace: 37 □	Tv Antenna: Autonomous	Tv SAT: Autonomous
Closet	ADSL Coverage	Cellar: 11 □
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	Public Transport
Kindergarten	Elementary Schools	Schools	High Schools
Cafe	Post Offices	Shopping Centers	Municipal Offices










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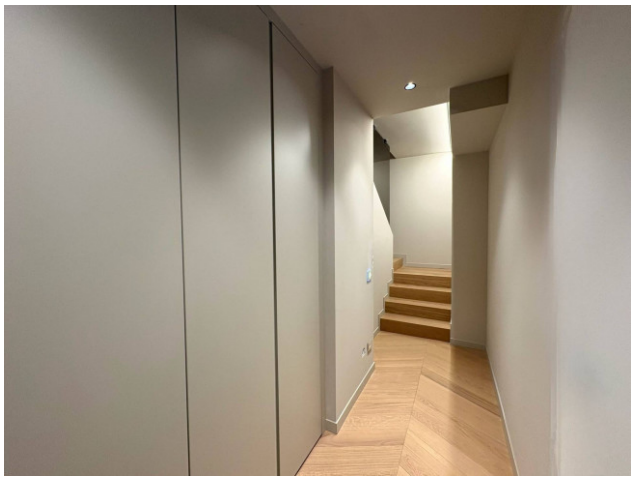


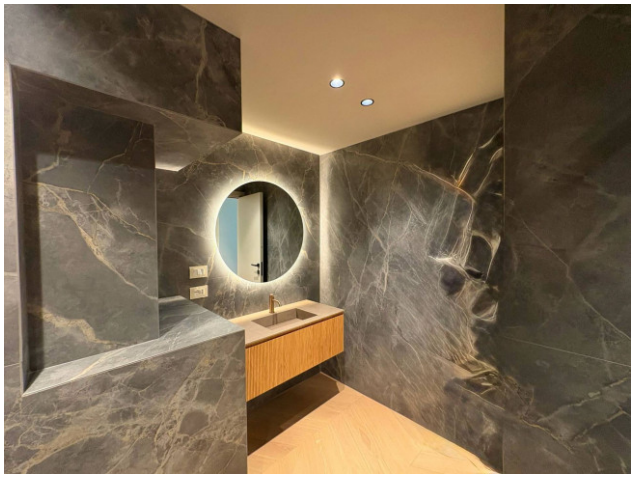





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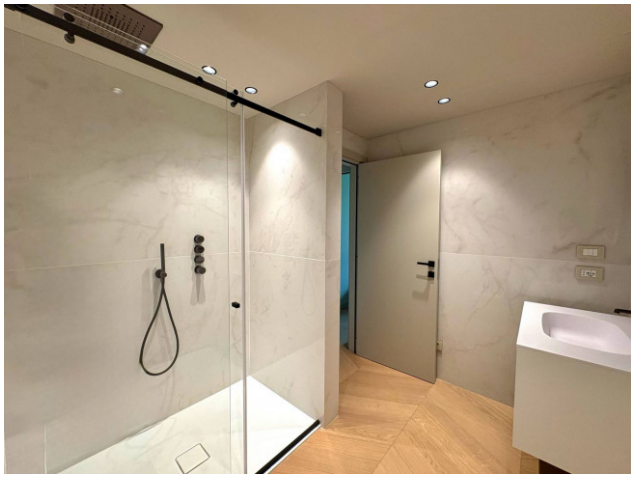
















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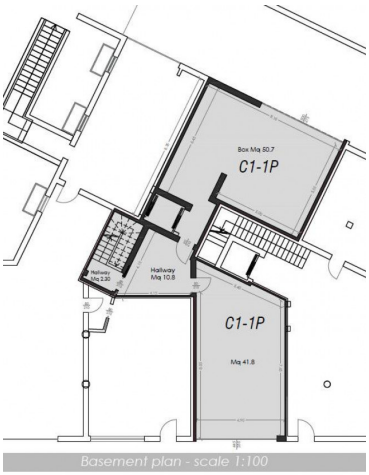









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Basement plan - scale 1:100





Plan of the outdoor area - scale 1:200

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