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

Terraced villa for Sale in Padenghe sul Garda
€ 2.900.000
Ref. CBI119-3190-812



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

Nestled in a prestigious and exclusive location overlooking the lake, this refined villa represents the perfect balance between contemporary architecture, luxury, and privacy. The complex offers exclusive services such as a dedicated concierge, tennis courts, paddle tennis, pickleball, golf and an elegant barbecue area. The villa was designed to offer modern, bright spaces that are perfectly integrated with the outdoor spaces. The ground floor features a spacious living area with an open-plan kitchen that opens directly onto the covered loggia and garden overlooking the lake, creating a natural continuity between inside and out. The sleeping area includes three double bedrooms, including a prestigious master suite with a walk-in closet and private bathroom, and a second bathroom serving the other two bedrooms. The basement features a large triple garage, a laundry room, and additional rooms that can be customized to suit your needs: a gym, wellness area, home cinema, study, or hobby room. Completing the property is a private garden of over 230 m² and an extraordinary panoramic roof terrace with a private pool, from which you can enjoy a splendid lake view and moments of absolute relaxation. The high-end finishes, construction quality, and attention to detail give the residence a timeless elegance, designed for a clientele seeking exclusivity and uncompromising comfort. There are also further villas of the same type available within the complex, offering the possibility of choosing the solution that best suits your needs in one of the most exclusive contexts in the area. 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**: 2
Lift: Yes	**No Barriers**: Yes
Age Construction: 2026	**Terrace**: Present, 178 sq.m
Garden: Private, 229 sq.m	**Sea Distance**: 1.500 meter
Kitchen: Exposed Kitchen	

Features

Terrace: 178 □	Tv Antenna: Autonomous	Porch: 30 □
Tv SAT: Condominium	Closet	Cellar: 7 □
Air-Conditioned	Parquet	Telephone System
Wiring: By Law	Sanitary Suspended	Shower
Predisposition for Alarm	Shutters	Basement: 119 □
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













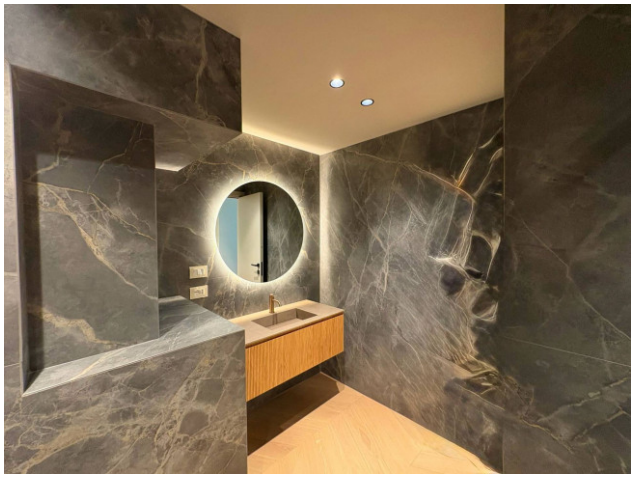




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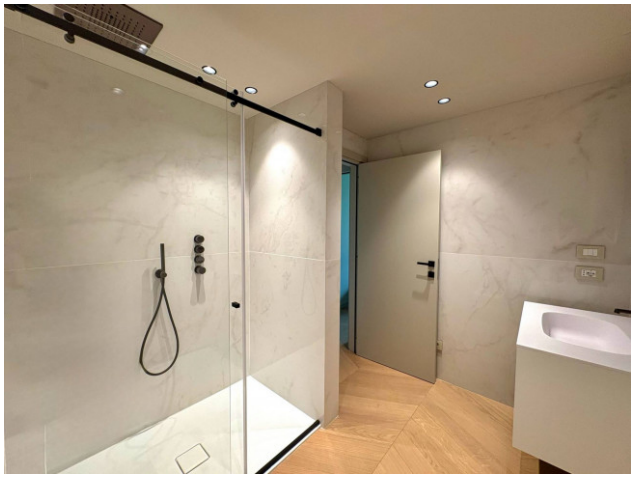
















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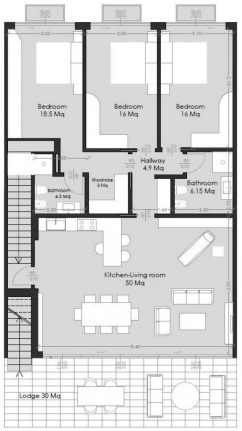


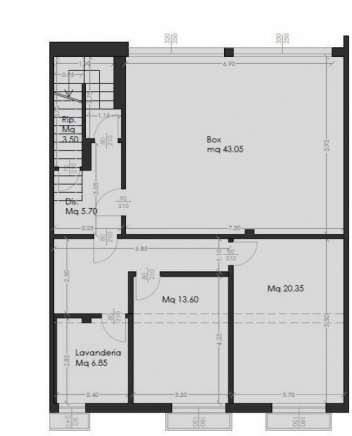


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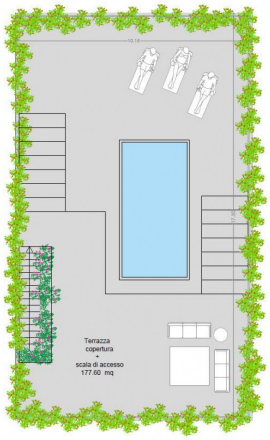












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