



Code: [V001852](#)

## DESIGN VILLA IN EXCLUSIVE CONTEXT IN MONIGA DEL GARDA

Via del Magone Moniga del Garda BS Italia

**SALE**  
**1.640.000€**

Beds	Bathrooms	Commercial	Garden
 3	 6	 191 mq	 704 mq

### DESCRIPTION:

Located in an exclusive context just a few metres from the lake and with direct access to the lake through a road and a common area where one can relax in front of the lake and immerse oneself in the water, inserted in an elegant and posh area, we propose this new prestigious forthcoming single villa with a modern design that will be built with the latest and most advanced class A construction technologies. The villa will be provided with independent access with exclusive private internal parking spaces on the ground floor, access to the dwelling which will be built on two floors above ground. On the ground floor we find the large living area and kitchen with service bathroom for a total of about 94 square metres with large windows overlooking the large covered portico of about 37 square metres and the private swimming pool of 50 square metres surrounded by the solarium area and the private garden. Going up the stairs we reach the sleeping area composed of 3 double bedrooms each with private bathroom and surrounded by the large terrace of about 35 sqm. very sunny. Going down to the basement area we find two more rooms with their bathrooms, a laundry room and another room where a fitness/spa area can be created. Possibility of also building an underground garage. Finishes envisaged are of a very high quality level and can be customised according to the finishing specifications. The area and the context, as well as the proximity to the lake and the views of the lake from the villa, in addition to the type of construction and the size, make this proposal a solution suitable both as a main residence and as a holiday home where you can stay immersed in tranquillity and relaxation. We remain available for further information on request.

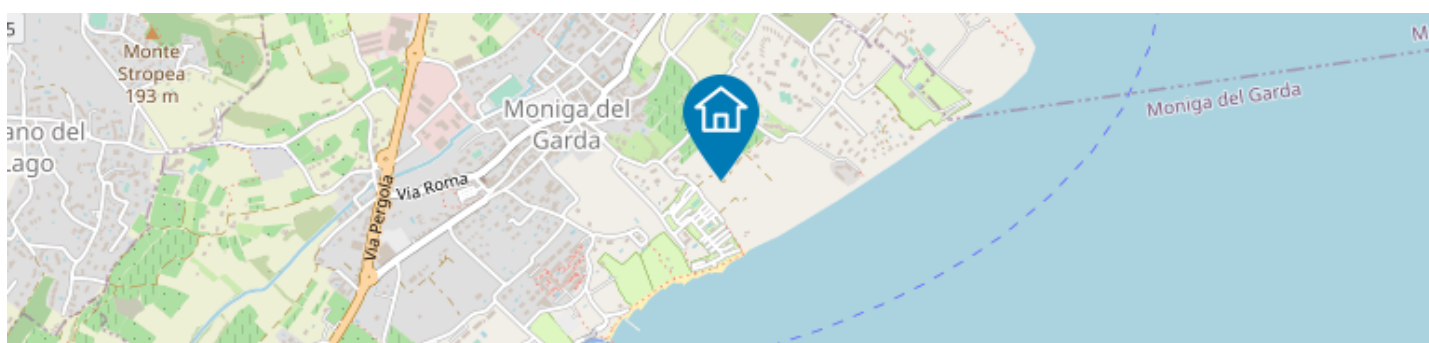
## ADDITIONAL INFORMATION

<b>Energy Rating:</b> A4	<b>Minimum IPE:</b> -	<b>Heating:</b> Independent	<b>State:</b> Next Realization
<b>Grade:</b> Elegant	<b>Position:</b> Lake	<b>View:</b> Lake View	<b>Orientation:</b> -
<b>Rooms / Locals:</b> 4	<b>Floor:</b> -	<b>Building Floors:</b> 2	<b>Internal Levels:</b> 2
<b>Garage:</b> -	<b>Mq Garage:</b> -	<b>Parking Space:</b> 4	<b>Terraces:</b> 1
<b>Mq Terraces:</b> 35	<b>Balconies Mq:</b> -	<b>Arcades:</b> 1	<b>Mq Arcades:</b> 37
<b>Garden:</b> Private	<b>Kitchen:</b> View Kitchen	<b>Furniture:</b> Possibility	<b>Annual Expenses:</b> -



## ACCESSORIES

- ✓ Air Conditioning
- ✓ Data Network
- ✓ Double Glasses
- ✓ Electric Gate
- ✓ Independent Entrance
- ✓ Laundry
- ✓ Photovoltaic System
- ✓ Pool
- ✓ Security Door
- ✓ Theft Protection
- ✓ Video Intercom



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