



Code: [V002022](#)

## UPCOMING CONSTRUCTION OF PRESTIGIOUS VILLAS IN GARDONE RIVIERA

Via Roma Gardone Riviera BS Italia

SALE  
**Trattativa  
riservata**

Beds	Bathrooms	Commercial	Garden
 3	 4	 195 mq	 830 mq

### DESCRIPTION:

Inserted in a beautiful and elegant context only 250 m from the lake, composed of elegant villas, immersed in absolute tranquillity and with excellent privacy, we propose this new construction of 2 prestigious independent villas with large gardens and private swimming pools. Villa 2 (the subject of this advertisement) will be built with state-of-the-art construction technologies and plumbing and electrical systems in order to guarantee high energy efficiency and with high quality finishes. The villa will be built on two above-ground levels plus a large underground garage, large indoor and outdoor spaces to enjoy the spring and summer months outdoors. Open views with glimpses of the lake from the upper floor. Possibility of subdividing the interior spaces as desired. In the attached images you will find Renderings of the authorised project and the proposed subdivision plans of both Villa 2 and Villa 1. Villa 1 can be purchased at a price of € 2,200,000. We remain at your disposal for further information, documentation or an inspection.

## 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> Open View	<b>Orientation:</b> -
<b>Rooms / Locals:</b> 4	<b>Floor:</b> -	<b>Building Floors:</b> 2	<b>Internal Levels:</b> 3
<b>Garage:</b> 1	<b>Mq Garage:</b> 150	<b>Parking Space:</b> -	<b>Terraces:</b> 2
<b>Mq Terraces:</b> 80	<b>Balconies Mq:</b> -	<b>Arcades:</b> -	<b>Mq Arcades:</b> -
<b>Garden:</b> Private	<b>Kitchen:</b> Eat-In Kitchen	<b>Furniture:</b> Possibility	<b>Annual Expenses:</b> -



## ACCESSORIES

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



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