



Code: [V001844](#)

## NEW DESIGN VILLA IN EXCLUSIVE CONTEXT IN MONIGA DEL GARDA

Via del Magone Moniga del Garda BS Italia

**SALE**  
**1.470.000€**

Beds 3 Bathrooms 4 Commercial 191 mq Garden 672 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 there is a large living area and kitchen with bathroom for a total of about 94 sqm. with large windows overlooking the large covered porch of about 37 sqm. and the private swimming pool of 50 sqm. surrounded by the solarium and the private garden. Going up the stairs you reach the sleeping area consisting of 3 double bedrooms each with private bathroom and surrounded by the large terrace of about 35 sqm. very sunny. Possibility, to be charged separately, of creating a basement area. Finishes envisaged are of a very high quality level and can be customised according to the 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 peace 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
- ✓ Photovoltaic System
- ✓ Pool
- ✓ Security Door
- ✓ Theft Protection
- ✓ Video Intercom



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