



Code: [V002521](#)

## 4-ROOM APARTMENT WITH LAKE VIEW AND PRIVATE LIFT IN PADENGHE SUL GARDA

Via Rovetta Padenghe sul Garda BS Italia

**SALE**  
**945.000€**

Beds	Bathrooms	Commercial	Garden
 3	 2	 128,9 mq	 18 mq

### DESCRIPTION:

Close to the historic centre of Padenghe sul Garda and just one kilometre from the lake, in a quiet residential area with splendid panoramic views of the lake, we offer for sale an exclusive residential complex under construction. The project includes ten residential units, divided between the ground and first floor, complete with spacious garages, a shared pool and a large solarium area. The units on the first floor, protagonists of this proposal, offer an independent entrance through a private walkway on the ground floor, where it is possible to create a small green space with decorative plants or shrubs. From here, the flat is accessed through a door leading to a private internal staircase, ensuring absolute privacy and comfort. These units are characterised by large living terraces with lake views, ideal for relaxing outdoors, as well as a balcony at the back. The interior spaces are designed to ensure comfort and brightness: the entrance opens onto an airy living area with dining area and kitchen (which can be separated), equipped with large windows that lead to the terrace of about 30 square metres, from which one can enjoy a splendid view of the lake. The sleeping area is divided into two distinct areas. The first includes a bedroom, a bathroom with shower and a second bedroom with access to a large rear balcony. This second room also has a technical room, which can be used as a convenient storage room or, alternatively, as a laundry room, an option that is also provided in the basement. The second sleeping area, overlooking the terrace with lake view, includes a spacious master bedroom with private bathroom and walk-in wardrobe. An important element of value is the private lift, which directly connects the basement, where there is a large additional room and a triple garage, to the interior of the house, guaranteeing comfortable and barrier-free access. A private parking space in the common parking area completes the property, ensuring the possibility of parking up to four cars at any one time. This prestigious solution stands out for its attention to detail, high-quality finishes and systems designed to ensure energy savings and a low environmental impact. We remain at your disposal for further information and on-site visits.

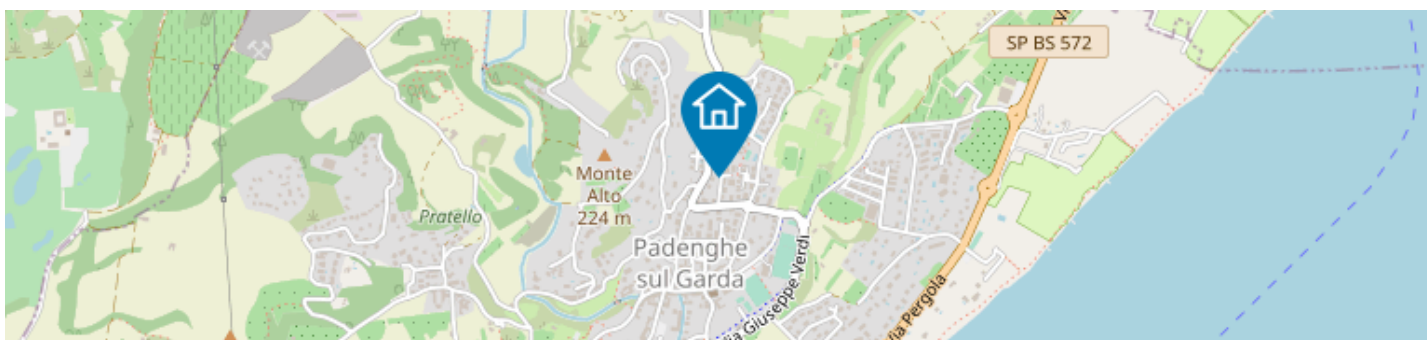
## ADDITIONAL INFORMATION

<b>Energy Rating:</b> A3	<b>Minimum IPE:</b> -	<b>Heating:</b> Independent	<b>State:</b> Under Construction
<b>Grade:</b> Elegant	<b>Position:</b> Hill	<b>View:</b> Lake View	<b>Orientation:</b> -
<b>Rooms / Locals:</b> 4	<b>Floor:</b> 1	<b>Building Floors:</b> 2	<b>Internal Levels:</b> 2
<b>Garage:</b> 1	<b>Mq Garage:</b> 45	<b>Parking Space:</b> 1	<b>Terraces:</b> 1
<b>Mq Terraces:</b> 33	<b>Balconies Mq:</b> 11,6	<b>Arcades:</b> 1	<b>Mq Arcades:</b> 5,16
<b>Garden:</b> Common	<b>Kitchen:</b> Eat-In Kitchen	<b>Furniture:</b> Possibility	<b>Annual Expenses:</b> -



## ACCESSORIES

- ✓ Air Conditioning
- ✓ Closet
- ✓ Condominium Park
- ✓ Data Network
- ✓ Double Glasses
- ✓ Electric Gate
- ✓ Electric Shutters
- ✓ Home Automation System
- ✓ Laundry
- ✓ Lift
- ✓ Photovoltaic System
- ✓ Pool
- ✓ Satellite System
- ✓ Security Door
- ✓ Theft Protection
- ✓ Video Intercom



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