



Code: [V002622](#)

## EXCLUSIVE VILLA WITH LAKE VIEW AND PRIVATE PARK IN SALÒ

Via Europa Salò BS Italia

**SALE**  
**5.500.000€**

Beds 8    Bathrooms 8    Commercial 450 mq    Garden 7000 mq

### DESCRIPTION:

Situated on the hills overlooking the Gulf of Salò, with a magnificent view of the greenery and Lake Garda, we offer an important and exclusive newly built villa with a modern design. The property is located on the hillside, surrounded by approximately 6,500 square meters of private greenery and the surrounding woods, at the end of a private road, ensuring total privacy. Distributed over three above-ground levels, the property is divided as follows: On the main floor, there is a spacious living room with an open kitchen and a full lake view through large windows that lead to the splendid livable terrace and porch, which in turn lead to the pool area with a sunbathing zone, a bioclimatic greenhouse ideal for dining and relaxation, two large double bedrooms, one of which has a private bathroom and walk-in closet, a laundry room, a spacious bathroom, and a large hallway. A central feature of the living area is the imposing staircase with a central olive tree that leads to the other two floors (lower and upper) of the house. Ascending to the upper floor, there is a large hallway and four bedrooms, three of which have walk-in closets and one with a private bathroom, as well as another spacious bathroom serving the other rooms, a beautiful terrace, and two balconies overlooking the lake and the surrounding hills. Descending to the lower floor, we find the guest area with two more bedrooms, each with its own bathroom and walk-in closet, a service apartment for household staff with its own bathroom, a splendid and large covered porch, a changing room, a storage room, and the technical room. From this floor as well, one can enjoy a beautiful lake view and have direct access to the garden. Main features and finishes: Heated infinity saltwater pool overlooking the lake, Sauna, Exclusive outdoor area with a table and pergola served by an equipped kitchen, Aluminum window frames, 21 kW photovoltaic system, Underfloor heating, Fully landscaped and irrigated garden with approximately 80 olive trees / 10 citrus trees, Automatic irrigation system, Home automation system, Steam fireplace, Internal and external sound system, Anti-mosquito steam system, Wollbox for electric charging, Satellite TV system, Satellite internet, Adjustable blackout blinds, Alarm system with cameras. The villa's furnishings, included in the asking price, feature brands such as Boffi, Miele, Flexform, Rimadesio, Gessi, Florim, and Poliform. Within the private park, there are ample parking

spaces for multiple cars. The park has been designed and planted with flowers, trees, and plants typical of Lake Garda, and the garden lighting design ensures a visually striking evening atmosphere. The architectural design, generous indoor and outdoor living spaces, wide and open views of the lake and hills, top-quality finishes, attention to construction details, and refined furnishings make this property a unique opportunity in the entire lakeside area. We remain available for further information or for a viewing with a qualified client.

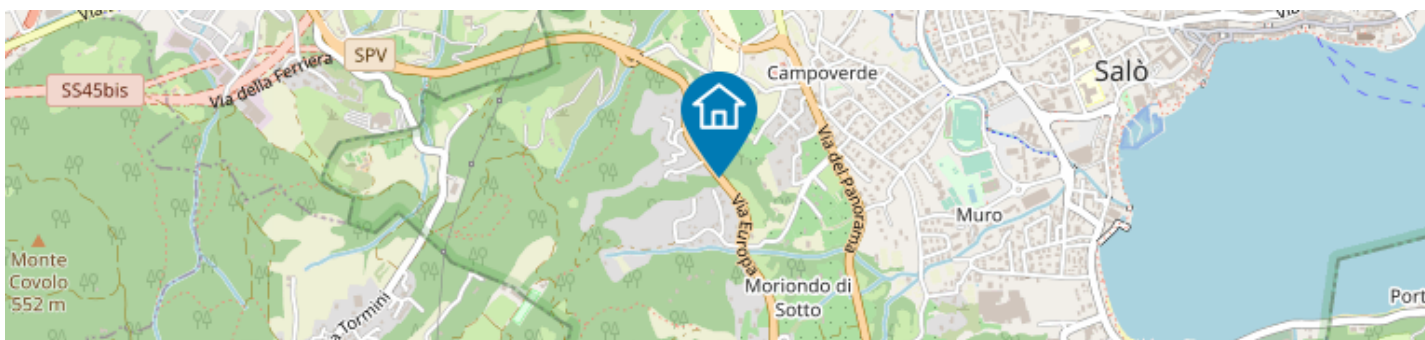
## ADDITIONAL INFORMATION

<b>Energy Rating:</b> A	<b>Minimum IPE:</b> -	<b>Heating:</b> Independent	<b>State:</b> New
<b>Grade:</b> Elegant	<b>Position:</b> Hill	<b>View:</b> Lake View	<b>Orientation:</b> -
<b>Rooms / Locals:</b> 17,5	<b>Floor:</b> -	<b>Building Floors:</b> 3	<b>Internal Levels:</b> 3
<b>Garage:</b> -	<b>Mq Garage:</b> -	<b>Parking Space:</b> 8	<b>Terraces:</b> 2
<b>Mq Terraces:</b> 80	<b>Balconies Mq:</b> 10	<b>Arcades:</b> 2	<b>Mq Arcades:</b> 82
<b>Garden:</b> Private	<b>Kitchen:</b> View Kitchen	<b>Furniture:</b> Furnished	<b>Annual Expenses:</b> -



## ACCESSORIES

- ✓ Air Conditioning
- ✓ Electric Shutters
- ✓ Jacuzzi
- ✓ Pool
- ✓ Veranda
- ✓ Closet
- ✓ Fireplace
- ✓ Laundry
- ✓ Radio
- ✓ Video Intercom
- ✓ Data Network
- ✓ Flue
- ✓ Mosquito Nets
- ✓ Satellite System
- ✓ Video Surveillance
- ✓ Double Entry
- ✓ Home Automation System
- ✓ Outdoor Tables
- ✓ Security Door
- ✓ Electric Gate
- ✓ Independent Entrance
- ✓ Photovoltaic System
- ✓ Theft Protection



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