



Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3911415140 info@albahome.it www.albaluxury.it



## Villa Sale in Moniga del Garda (BS) Via Dei Riali 1

### New villa with lake view, ready for delivery!

Nestled in a charming lakeside setting, this new construction epitomizes the excellence of luxury residences. The single villa, currently under construction, will be built using cutting-edge construction methods, ensuring high standards of comfort and quality.

The property spans three levels, offering a well-distributed and functional living space. The ground floor welcomes a bright living area, creating a warm and open environment, perfect for relaxation and entertainment. An elegant guest bathroom completes this level, adding convenience and comfort to daily life.

The first floor is dedicated to rest, featuring two spacious double bedrooms, each with private amenities. A large terrace of approximately 60 square meters overlooks the picturesque lakeside landscape, providing moments of tranquility and breathtaking views. A perfect spot to enjoy the panorama and unwind in the open air.

The basement hosts a double garage, a changing room, and an additional bathroom, offering additional space and functionality. The presence of a lift for cars further facilitates space management, while the pool enhances the living experience, providing moments of refreshment and leisure.

Located a short distance from the lake, in a quiet and secluded area, this property is ideal as a primary residence for those seeking tranquility and the convenience of living near the lake, or as a vacation home to fully enjoy the surrounding beauty. A unique opportunity for those who wish to combine the comfort of a prestigious home with the magic of a privileged location.

The single villa, currently under construction, is designed with meticulous attention to ensure a superior living experience. Thanks to the use of cutting-edge construction techniques, the property promises high standards of well-being and efficiency.

#### The territory:

Moniga del Garda is an Italian town of 2,554 inhabitants in the province of Brescia, in Lombardy, from the moraine hill it descends gently towards Lake Garda on which it has built its small port, equipped with modern equipment for hauling boats, for their maintenance and supply.

The town is nicknamed "City of Chiaretto" from the name of the typical rosé wine, characteristic of Valtenesi, obtained from Gropello grapes through a particular fermentation in rosé.



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## INFORMATION

Ref.	Lago di Garda
Type	Sale
Category	Villa
Price	1,700,000.00
Annual Expense	
Year	2023
Energetic Class	A4 21.21

## NUMBER

Rooms	4
Bedrooms	3
Bathrooms	4
Balconies + Terraces	4
Floor	
Car Space	4
Box	2

## SQUARE METERS

Commercial	320
Garden	300
Cellar	
Balconies + Terraces	60
Attic	
Tavern	120
Box	60

## FEATURES

Property Conditions	New	Rank	Elegant	Position	Lake
View	Lake View	Orientation	North West South East	Free Sides	4
Garden	Private	Furniture	Possibility	Type living	Living room
Kitchen	View Kitchen	Heating	Independent	Heating Type	Boiler
Type of heating system	Radiator heating	Energy source	Gas	Hot Water	Independent
Cooling	Split	Fixtures	Wooden double glazed	Doors	Excellent
Blind	PVC Blinds	Floors Living Room	Porcelain	Floors Bedrooms	Porcelain
Floors Kitchen	Porcelain	Floors Bathroom	Ceramic		

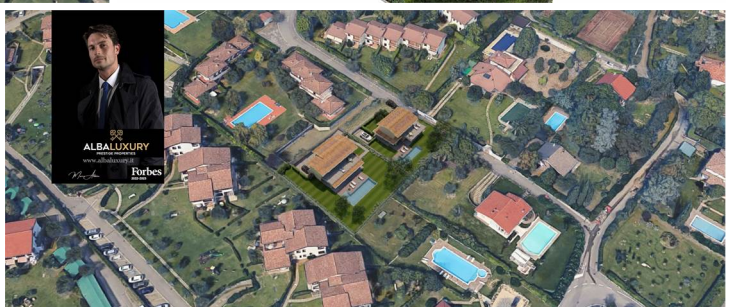
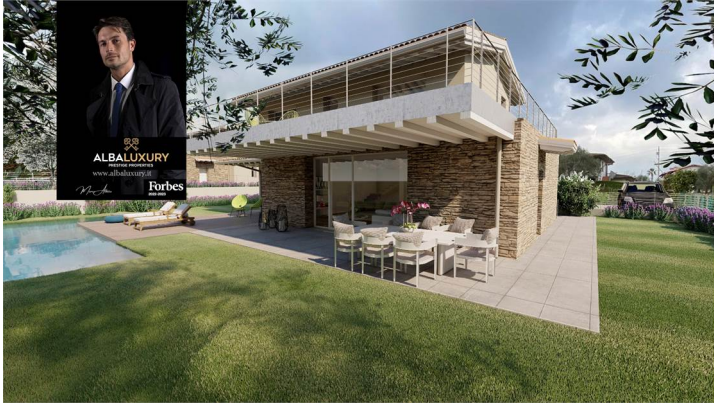
## ACCESSORIES

Antitheft	Air conditioning	Double glazing	Car passage	Swimming pool
Data network	Storage room	Outdoor tables	Flyscreens	

## IMAGES



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