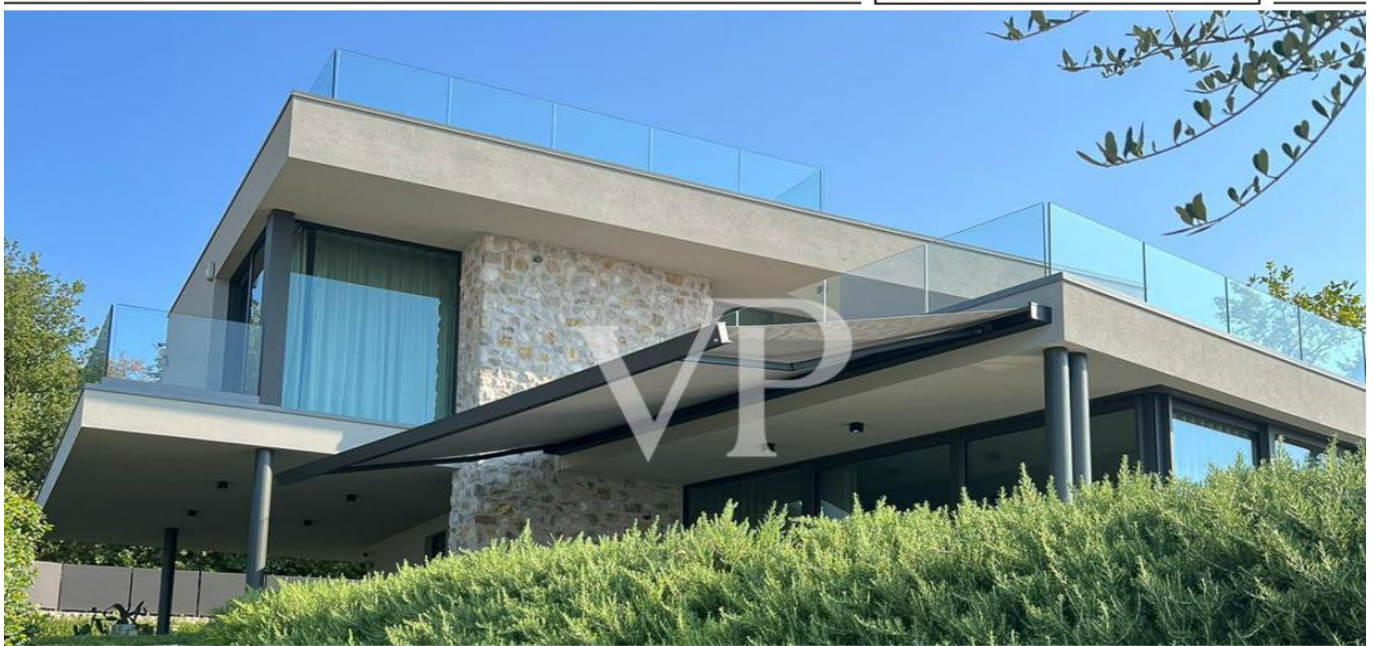


Marciaga di Costermano – Gardasee

# Modern villa with pool and beautiful view of the bay of Garda.

Property ID: IT23492506



[www.von-poll.it](http://www.von-poll.it)

LIVING SPACE: ca. 330 m<sup>2</sup> • ROOMS: 4 • LAND AREA: 950 m<sup>2</sup>

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## At a glance

Property ID	IT23492506
Living Space	ca. 330 m <sup>2</sup>
Rooms	4
Bedrooms	3
Bathrooms	2
Year of construction	2020

Purchase Price	On request
Commission	Subject to commission
Total Space	ca. 511 m <sup>2</sup>
Usable Space	ca. 330 m <sup>2</sup>
Equipment	Terrace, Swimming pool

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## Energy Data

Type of heating	Underfloor heating	Energy Certificate	Energy demand certificate
Energy Source	Air-to-water heat pump	Final Energy Demand	20.00 kWh/m <sup>2</sup> a
Energy certificate valid until	01.05.2030	Energy efficiency class	A+
Power Source	Air-to-water heat pump		

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## The property





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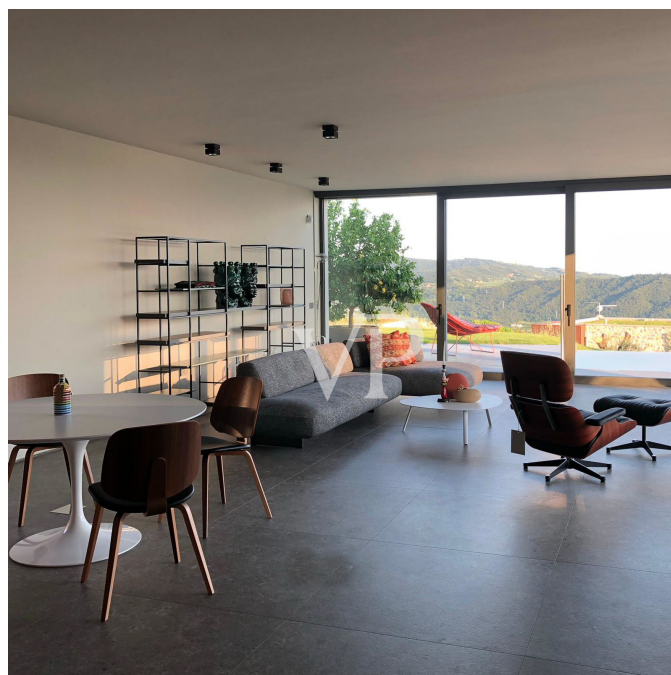
## The property





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## A first impression

This modern villa, newly built in 2020, is located on a gentle hill in Costermano sul Garda, with breathtaking views of the bay of Garda and the popular hill Beati. Nestled in the well-tended olive groves of the surrounding area, you can enjoy absolute tranquility and reach the town of Garda in 5 minutes by car. The newly built villa was completed and occupied in 2021. A successful mix of modern architecture and technology, embedded in the Mediterranean environment of the countryside. The large living and dining area has glass elements around the corner. These can be completely pushed to the side and open unobstructed views over the pool and garden to the lake. There is an elevator in the house. This leads from the first floor up to the roof terrace. On this there are already connections to connect an outdoor kitchen. Wonderful evenings under the starry sky are pre-programmed here. The spacious bedrooms are located on the second floor. A master bedroom with bathroom-en-suite as well as two additional bedrooms and a second bathroom offer a lot of comfort and space for family and friends. The very large outdoor terrace here gives one another opportunity to enjoy the warm temperatures and extend the living spaces outside. The balcony extends around the building, so that one also has enough space to retreat. The property is fully fenced and alarmed.



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## Details of amenities

The fully equipped villa is sold furnished. The color concept runs through the entire house. The elegant brown tones of the real wood paneling in the entrance area, the stone elements of the terraces and the exterior wall cladding, as well as the extravagant bathroom fittings in matte cream tones add an elegant touch and the designer furniture gives that certain something. The high-quality fitted kitchen is designed as a self-contained room. Behind the wooden cladding of the minimalist walls, the doors as well as the elevator disappear and are hardly visible.

From the front of the villa, guests can be welcomed through the electric gate. The stylishly landscaped garden leads to the front door with the covered terrace. An XXL awning shades this area, so you can create an additional dining and lounging area here. Casual lounge furniture and perfect shading by the awning make this corner of the property especially attractive on hot days.

There is space for 3 cars in the very wide and high underground garage. There is also a sink and a kind of storage room. The stone staircase leads up through the garden to the villa.

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## All about the location

In a unique and privileged position in "Marciaga" di Costermano, overlooking the beautiful bay of Garda to the famous hill "I Beati", surrounded by greenery and absolute tranquility, this newly built villa is perched on a gentle olive grove. GARDA: Garda is one of the most beautiful vacation destinations on the coast of the "Riviera of Olives". The village is located in one of the small bays on the lake shore, 32 km from Verona. Garda borders the popular vacation destinations of Torri del Benaco and Bardolino and over the fortress "La Rocca", the ruins of a medieval tower. Northeast of the bay is Punta San Vigilio, one of the most magical places on Lake Garda. It is a small peninsula with a chapel, a small hotel, a villa, a small harbor and the charming Baia delle Sirene "Bay of the Sirens". In Garda you can walk along the splendid promenades of the lake. Its small harbor with typical boats is one of the most beautiful subjects of photography. Enjoy the wonderful dawn in a café on the beach, taste a delicious aperitif or take a walk or a bike ride to explore the largest lake in Italy. GARDASEE Lake Garda or Benaco is the largest in Italy with very mild Mediterranean climate. The bright environment, temperate climate and vegetation - mainly olive and lemon groves, palm trees, cypresses, oleanders and orange trees - make the lake most charming in Italy. Lake Garda, for its intense blue and unique transparency, is a unique place where visitors and guests can spend a vacation full of relaxation, sports, fun and thrills to discover new places.

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## Contact partner

For further information, please contact your contact person:

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