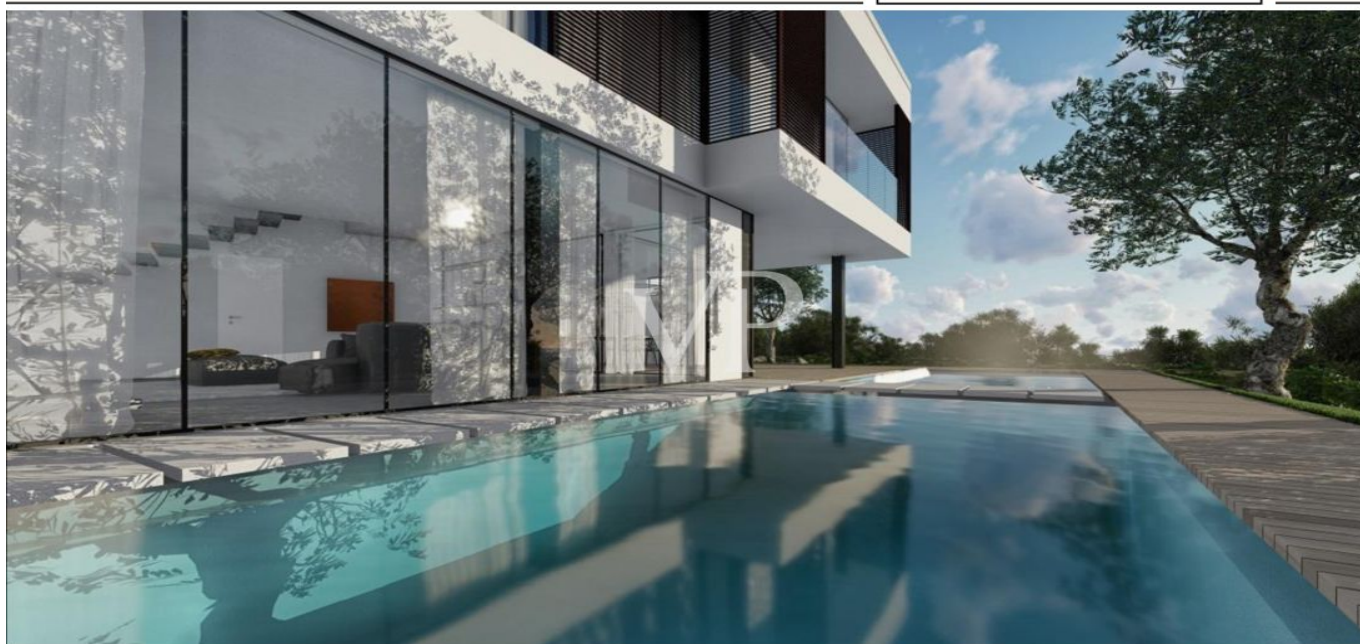


Toscolano-Maderno – Gardasee

# Newly built villa with fantastic lake view in quiet and exclusive location

Property ID: IT23415642



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

**PURCHASE PRICE: 2.000.000 EUR • LIVING SPACE: ca. 225 m<sup>2</sup> • ROOMS: 5**

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## At a glance

Property ID	IT23415642	Purchase Price	2.000.000 EUR
Living Space	ca. 225 m <sup>2</sup>	Commission	Subject to commission
Rooms	5	Total Space	ca. 387 m <sup>2</sup>
Bedrooms	3	Usable Space	ca. 290 m <sup>2</sup>
Bathrooms	5	Equipment	Terrace, Swimming pool, Sauna
Year of construction	2023		
Type of parking	2 x Garage		

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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	15.00 kWh/m <sup>2</sup> a
Energy certificate valid until	01.06.2033	Energy efficiency class	A+
Power Source	Air-to-water heat pump		

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## The property



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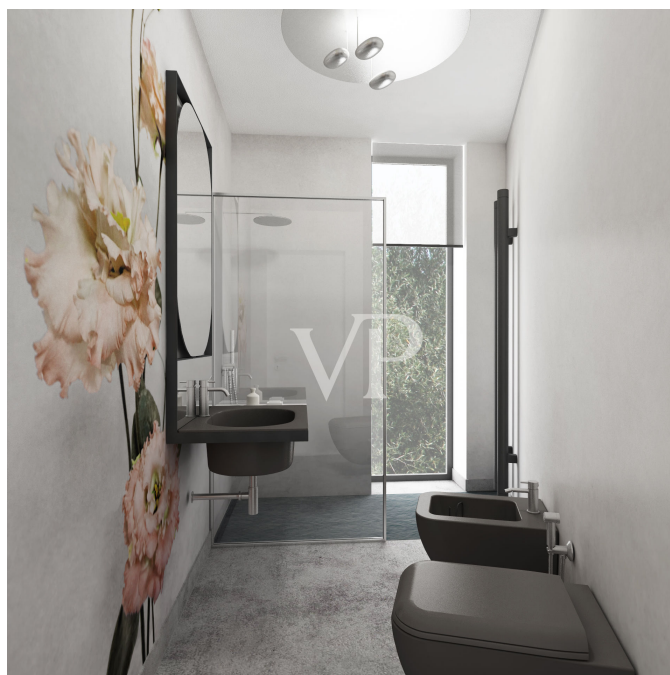
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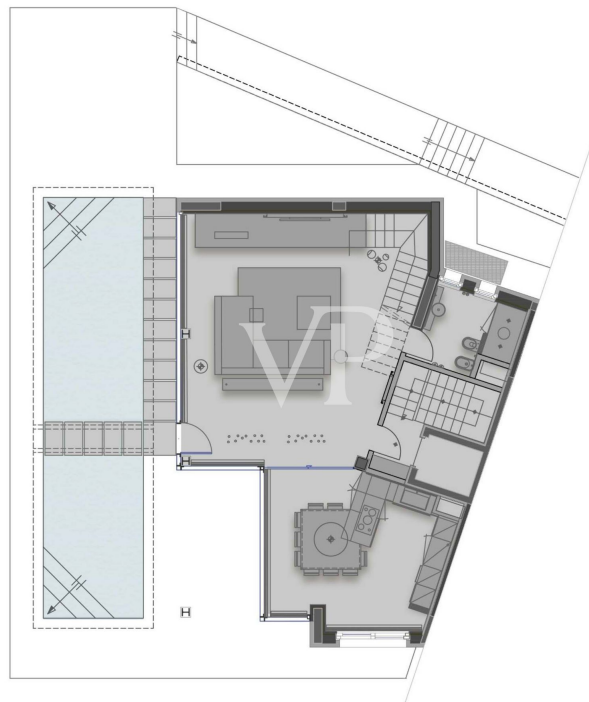
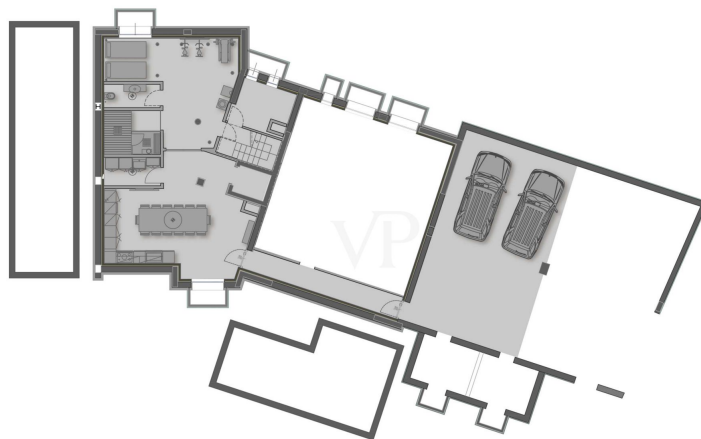
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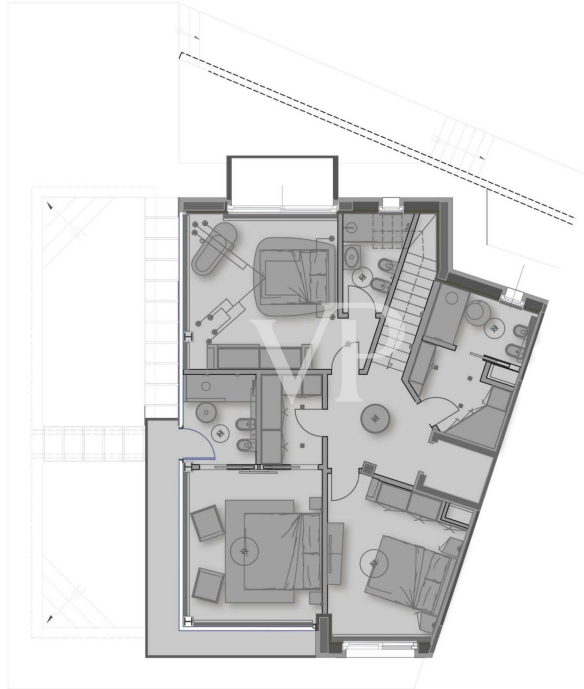
## The property



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## Floor plans





This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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## A first impression

In a fantastic panoramic location with an outstanding lake view, you can find this new construction project of 4 high-quality Villas. The property is located in a sublime and quiet location, in a side street of Monte Maderno, which is located slightly behind the center of Toscolano Maderno (walking distance about 15 minutes) and where you can enjoy due to the position, a fantastic view of the beautiful village of Toscolano-Maderno and Lake Garda. The new villas are harmoniously integrated into the surrounding green natural and hilly landscape, including the typical olive groves of Lake Garda. In this exclusive residential area you will find the great Italian charm in all its facets. Each of the villas enjoys a high level of privacy, an optimal orientation and has a private swimming pool, sauna/wellness area, terraces and gardens. There is the possibility to buy the new villas in shell condition or to acquire them turnkey ready. The Villa can be purchased in shell condition for 1.200.000€ Euro and is divided as follows: In the basement: a garage for 2 cars, corridor, sauna/wellness area with fitness, lavatory, bathroom, technical room/storage room. On the ground floor: Living area with kitchen, bathroom. From the living area you can access to the garden, terrace and the swimming pool. On the first floor: 3 double bedroom, two of them with private bathroom and access from one bedroom to the terrace. The internal layout of the villa can also still be customized and there is a slot for a possible elevator. Construction work can most likely start in October, November 2023. We are looking forward to your inquiry.

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## All about the location

Toscolano Maderno is located on the fashionable west coast of Lake Garda. The town can be reached by plane, car or boat. For a flight the Valerio Catullo Airport in Verona is recommended. Via the famous shore road "Gardesana" from the north from Rovereto via Nago-Torbole follow the SS45 for about 60 kilometers until you reach Toscolano-Maderno. From the south, take the highway to Desenzano del Garda; if you intend to arrive by car from Brescia, cover about 46 kilometers on the SS45 from this city. From the east coast, you can cross the lake directly by car ferry from Torri del Benaco and reach the west side of the lake in about 25 minutes. Maderno itself has a beautiful old town center and along the shore road many beautiful villas and gardens. Infrastructure: grocery stores with products for daily use, a bank, a post office and several bars and restaurants are located in the immediate vicinity in about 10 minutes walk to the property. The nearest larger towns of Salò and Gargnano can be reached in a few minutes by car, but also easily by bike. In addition, Toscolano Maderno is a great starting point for beautiful walks and bike tours or even tours with the excursion boats. Dogs: Toscolano Maderno now also has its own dog beach. The beach, which is free of charge for the four-legged friends and their companions, extends over an approximately 700 m long, fenced shore section at the Rivagranda beach, which is located below the Parrocchia Dei Santi Pietro e Paolo at the end of the town in the direction of Gargnano. Services at Bau Beach in Toscolano include a kiosk, free umbrellas for dogs, a play area for children and dogs, and a lifeguard to monitor the well-being of four-legged and two-legged friends. Market: When The market in Toscolano Maderno is always held on Thursdays from 8:00 to 13:00. Where You can find the weekly market near the lake shore in Piazza Caduti di Nassiriya.

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## Contact partner

For further information, please contact your contact person:

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*To Disclaimer of von Poll Immobilien GmbH*

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