

Toscolano-Maderno – Gardasee

# "VILLA AQUA VIVA 1899" on large olive property with pool and fantastic lake view.

???????? ??????????: IT23415487



?????????: ca. 269,9 m<sup>2</sup> • ?????????: 5 • ??????? ????: 1.100 m<sup>2</sup>

??????? ????????: IT23415487 - 25088 Toscolano-Maderno – Gardasee

- ?? ??? ??????
- ?? ????????
- ??????????? ??????????
- ??? ?????? ??????????
- ??????????????? ?? ? ??????????
- ??? ??? ???? ??????????????
- ?????????????? ??????????????????

???????? ??????????: IT23415487 - 25088 Toscolano-Maderno – Gardasee

?? ??? ??????

???????? ??????????	IT23415487	??????	
????????????	ca. 269,9 m <sup>2</sup>	????????????	subject to commission
?????????????? ???	?????????? ?? ?? ??????????	???????????? ???????	ca. 694 m <sup>2</sup>
??????????	5	????????????????????????	ca. 497 m <sup>2</sup>
?????????????? ??? ????????????	4	??????	
????????????	4	????????	?????????, ???????, ????????, ??????
????? ?????????????	2023		

???????? ??????????: IT23415487 - 25088 Toscolano-Maderno – Gardasee

?????????????? ????????????

???????????	?????????????	?????????????????	BEDARF
???????????	???????????	???????????	
????? ????????????	??????? ??????????????	??????? ???????	30.00 kWh/m <sup>2</sup> a
	????? / ??????	???????????	
?????????????	01.10.2024	?????????????	A
?????????????????		???????????????	
???????????		???????????	
????? ????????????	??????? ??????????????		
	????? / ??????		



???????? ??????????: IT23415487 - 25088 Toscolano-Maderno – Gardasee

?? ?????????





???????? ??????????: IT23415487 - 25088 Toscolano-Maderno – Gardasee

?? ?????????



???????? ??????????: IT23415487 - 25088 Toscolano-Maderno – Gardasee

?? ?????????





???????? ??????????: IT23415487 - 25088 Toscolano-Maderno – Gardasee

?? ?????????





??????? ???????: IT23415487 - 25088 Toscolano-Maderno – Gardasee

?? ????????



??????? ????????: IT23415487 - 25088 Toscolano-Maderno – Gardasee

?? ????????



??????? ????????: IT23415487 - 25088 Toscolano-Maderno – Gardasee

??? ?????? ???????????

In a sublime location with a beautiful view of the sparkling blue of Lake Garda, is built on an ancient olive grove, this new construction villa in the "Climate House A Standard" in Toscolano-Maderno. The olive grove symbolizes whole life and you can immediately feel the energy of this beautiful place as soon as you enter the property and are caught by the scent of Mediterranean plants. The modern design and stylish details distinguish the projected detached villa. The layout of the living spaces is distributed over three floors. The entire property is fenced and landscaped with a hedge towards the service road. Thus, the property will be almost secluded and offer a lot of privacy. Through the complete glass front that encompasses the living area, one will have an unobstructed view to the pool area over the private garden to the lake. A beautifully landscaped outdoor area with garden is the icing on the cake for any dream home. Thus, the outdoor areas are designed with Mediterranean plants such as cypresses, olive trees, oleander, laurel bushes, lavender and rosemary, typical of Lake Garda. The furnishing will be done by an interior designer and can be ordered and installed optionally, as shown in the renderings. The location is quiet and yet you can walk in a leisurely 10 minutes to the village to eat an ice cream or enjoy an aperitivo at the harbor.



??????? ???????: IT23415487 - 25088 Toscolano-Maderno – Gardasee

???????????????? ???? ??????????

Access to the property is through an electric gate. One drives via the driveway directly into the garage under the building. The garage offers space for 2 cars and additional storage space for shelves and cabinets. Here in the basement are the technical or utility room of the villa, the technical room for the swimming pool, a cellar with additional wine cellar, a sauna, and a one-bedroom granny apartment with shower room and toilet. Since the villa is built on a slight slope, the granny apartment has a ground-level exit to the garden and a spacious outdoor terrace with about 25 square meters.

On the floor above is the large living and dining room with about 71 square meters. On two sides this living room is framed by glass elements facing the swimming pool and garden. This gives a beautiful unobstructed view to the outside. The glass fronts can be largely opened and thus the living space is extended to the spacious outdoor terrace. This measures approximately 120 square meters and adjoins the pool. Two bedrooms and two bathrooms as well as a storage room are also located on this floor. The areas could be made accessible through two entrances. Then two independent units would be created.

On the upper floor there is another bedroom with bathroom "en suite" and large roof terrace with all-glass balustrade. From here there is a fantastic lake view over the roofs of the city to the "Lungo Lago" and the harbor. The approximately 172 square meters of rooftop terrace offer the possibility to spend the night under the stars, to equip the area with additional sun loungers or to place an outdoor kitchen.

??????? ???????: IT23415487 - 25088 Toscolano-Maderno – Gardasee

??? ??? ??? ????????????

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.

???????? ??????????: IT23415487 - 25088 Toscolano-Maderno – Gardasee

????????????? ??????????????????

??? ?????????????? ??????????????, ?????????????? ?? ?? ?????????? ?????????????? ???:

Christian Weissensteiner

---

Largo Dante Alighieri, n.3 Salò  
E-Mail: [salo@von-poll.com](mailto:salo@von-poll.com)

*To Disclaimer of von Poll Immobilien GmbH*

---

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