Toscolano-Maderno – Gardasee

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

Property ID: IT23415612

PURCHASE PRICE: 3.400.000 EUR • **LIVING SPACE:** ca. 340 m² • **ROOMS:** 7

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At a glance

Property ID	IT23415612
Living Space	ca. 340 m²
Rooms	7
Bedrooms	4
Bathrooms	6
Year of construction	2023
Type of parking	2 x Garage

Purchase Price	3.400.000 EUR
Commission	Subject to commission
Total Space	ca. 551 m²
Usable Space	ca. 426 m²
Equipment	Terrace, Swimming pool, Sauna

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Energy Data

Type of heating	Underfloor heating
Energy Source	Air-to-water heat pump
Energy certificate valid until	01.06.2033
Power Source	Air-to-water heat pump

Energy Certificate	Energy demand certificate
Final Energy Demand	15.00 kWh/m²a
Energy efficiency class	A+

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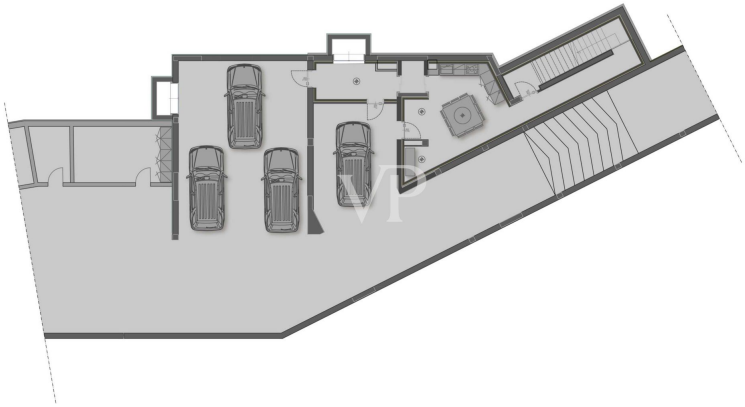
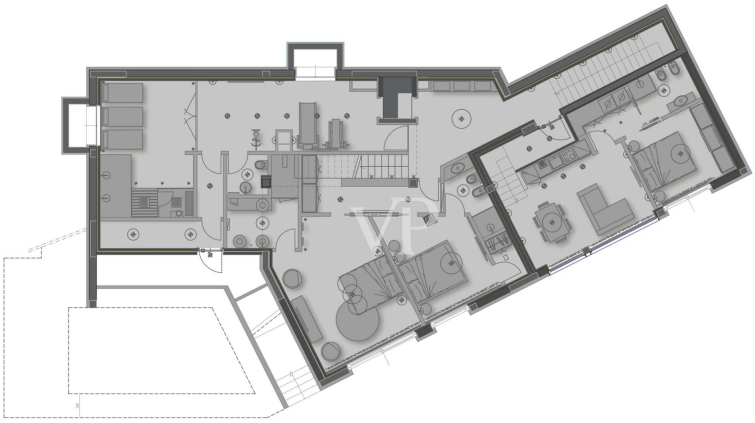
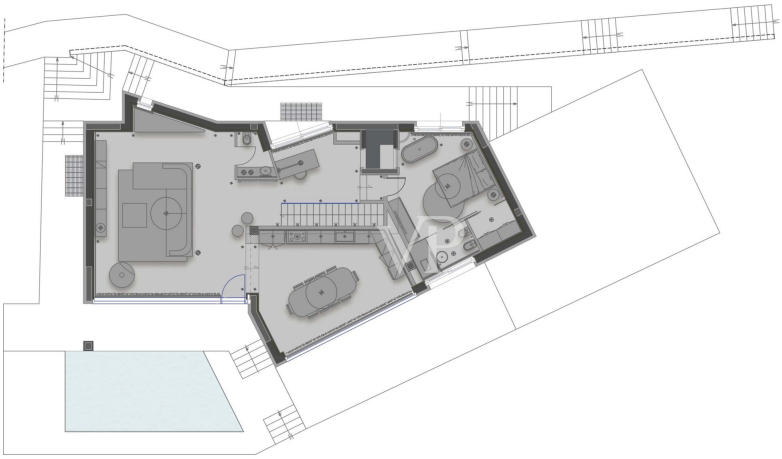
Floor plans







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 1.800.000€ Euro and is divided as follows: In the basement: a garage for at least 3 cars, another large single garage, hallway and tavern. On the ground floor: entrance area with checkroom, large fitness room with sauna/wellness area, storage room/technical room, day toilet, 1 double bedroom with private bathroom, another double bedroom with private bathroom and dressing room and another access to a separate 2-room apartment (guest apartment) consisting of a kitchen-living room, double bedroom with dressing room and bathroom. On the upper floor: spacious living room with kitchen, day toilet, open reading/study area, master bedroom with bathroom and dressing room. From the upper floor you can reach the swimming pool, terrace and garden. The internal layout of the villa can also still be customized. 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 Parocchia 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

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