



## Exclusive single villa with lake view

### Agenten-Info

Name:	ArKadia
Name der Firma:	
Land:	Vereinigtes Königreich
Telefon:	
Sprachen:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 5,558,898.24

### Standort

Land:	Italien
Staat/Region/Provinz:	Lombardei
Stadt:	Desenzano del Garda
Veröffentlicht:	15.03.2026

### Beschreibung:

Villa ARIA is a prestigious newly built residence set in an exclusive natural context in the municipality of Moniga del Garda, one of the most sought-after locations on the Brescian shore of Lake Garda. The property was born from a contemporary architectural project designed to ensure privacy, living comfort and a high level of quality, integrating harmoniously with the surrounding landscape.

The villa is developed on three levels connected by a refined internal staircase and an elevating platform, a solution that ensures maximum functionality and convenience in moving between floors. The rooms have been designed with particular attention to brightness, quality of materials and continuity between indoor and outdoor spaces, creating an elegant and welcoming home.

The ground floor hosts a scenic living area characterized by large full-height glass surfaces that connect the interior with the garden and the splendid private infinity pool. The spacious and bright living room integrates with the dining area and kitchen, creating a convivial environment ideal for relaxing moments and receiving guests. The outdoor porches become a natural extension of the living area, perfect for outdoor dining immersed in the tranquility of the setting.

The sleeping area is designed to offer maximum comfort and privacy. The bedrooms are spacious, bright and with attention to detail, with large openings that allow natural light to enhance each room and offer pleasant glimpses of the surrounding greenery. The spaces are designed to ensure a high quality of living and an atmosphere of absolute relaxation.



The basement is dedicated to service rooms and houses accessory rooms, laundry, technical spaces and a large garage, offering practicality and functionality in the daily management of the house.

Outside, the property is surrounded by a magnificent private garden of about 1300 square meters, designed according to a careful landscape study aimed at enhancing the natural morphology of the land. The garden alternates elegant green areas, olive trees and relaxation areas designed to fully enjoy outdoor spaces in total privacy.

The central element of the outdoor area is the splendid infinity pool made of reinforced concrete, equipped with integrated lighting and salt purification system. The pool fits harmoniously into the garden and becomes the centerpiece of outdoor life during the summer season.

Modern architectural lines, fine finishes, state-of-the-art construction technologies and attention to detail make Villa ARIA a contemporary residence of the highest standard, ideal for those who wish to experience Lake Garda in a dimension of absolute comfort, elegance and privacy.

## Amenities

Villa ARIA is designed with high-level technological and construction equipment, designed to ensure energy efficiency, living comfort and safety.

The property will be built with an earthquake-resistant structure and high-performance insulation materials, ensuring high construction quality and excellent thermal and acoustic insulation. The energy system is fully electric and includes heat pump for heating and domestic hot water production, with underfloor heating system in all main rooms.

Summer cooling will be ducted and integrated with controlled mechanical ventilation, a solution that allows constant air exchange and helps maintain a comfortable indoor climate at all times.

The villa will also be equipped with a photovoltaic system of about 12 kW, which contributes to the reduction of energy consumption and allows to achieve an expected energy class between A3 and A4.

From a technological point of view, the house has a home automation system for centralized management of lighting, temperature control, motorization, and security systems. Video intercom, alarm system with indoor and outdoor sensors, and video surveillance system are included.

Interior finishes are of a superior standard with large-format stoneware or parquet floors, large bathroom wall tiles, and thermal break aluminum window frames with high-performance double-glazing. Flush interior doors, armored door with electronic opening and motorized garage door opener complete the amenities.

Adding to the exclusivity of the property are the infinity pool with integrated lighting and the indoor elevator platform that connects the three levels of the villa.

## Location



The villa will be built in the municipality of Moniga del Garda, one of the most popular resorts on the Brescian shore of Lake Garda, renowned for its high quality of life, tranquility, and charming lake landscape.

Moniga del Garda is an elegant and authentic village, characterized by a charming historic center dominated by the ancient medieval castle and a lakefront particularly popular for its scenic walks, waterfront restaurants, and small marina. The town is also known for the production of the famous Chiaretto wine, a symbol of the local winemaking tradition, and for the relaxed atmosphere that makes it an ideal destination both for year-round living and as a vacation residence.

The location of the villa allows you to enjoy a residential context reserved and surrounded by greenery, characterized by tranquility and privacy, while remaining a short distance from the lake, the main services and the most renowned localities in the area such as Desenzano del Garda, Padenghe and Salò.

The surrounding area offers numerous opportunities for leisure and outdoor life, including water sports, renowned golf courses, bicycle paths and charming scenic routes that develop among hills, olive groves and vineyards. The proximity to the main roads also makes it easy to reach cities such as Brescia and Verona, as well as the international airports of northern Italy.

In this exclusive and harmonious context, Villa ARIA represents an ideal living solution for those who wish to experience Lake Garda in a private, elegant dimension immersed in nature, without renouncing the convenience of services and attractions of the area.

## **Allgemein**

Schlafzimmer:	3
Badezimmer:	5
Fertige m <sup>2</sup> :	570 m <sup>2</sup>
Grundstücksgröße:	1500 m <sup>2</sup>
Stockwerk Nummer:	3

## **Zimmerdetails**

Zimmer insgesamt:	5
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## **Energieeffizienz**

Energieverbrauch in kWh/(m <sup>2</sup> ·a):	4
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## **Mietbedingungen**

Verfügbar ab:

## **Zusätzliche Informationen**

URL der Website:	<a href="http://www.arkadia.com/WLCC-T2556/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/WLCC-T2556/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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## Kontaktinformation

IMLIX ID:

pv-991

