



## Modern lake-view residence in an exclusive four-unit development

### Στοιχεία μεσίτη

Όνομα:	ArKadia
Όνομα εταιρείας:	
Χώρα:	United Kingdom
Τηλέφωνο:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 1,020,934.64

### Τοποθεσία

Χώρα:	Italy
Νομός/Περιοχή/Επαρχία:	Veneto
Πόλη:	Bardolino
Δημοσιεύθηκε:	01/04/2026

#### Περιγραφή:

On the hills of Padenghe sul Garda, in a panoramic position with a charming lake view, we offer a contemporary residence set within an exclusive residential context composed of only four units. The architectural concept has been designed to enhance natural light, spacious interiors and the seamless connection between indoor and outdoor spaces, creating elegant homes that integrate harmoniously with the surrounding landscape.

The interiors have been carefully designed to offer bright and well-proportioned living spaces, conceived to ensure everyday comfort, functionality and a high level of livability. The living area represents the heart of the home: a large and airy open-plan space that hosts the living room and kitchen, enhanced by expansive glass surfaces that allow natural light to flood the interiors throughout the day. The openings towards the outside create a visual continuity with the surrounding landscape and the lake, generating a constant feeling of openness and space.

The sleeping area consists of two bedrooms and two bathrooms, one of which is en suite. The rooms have been designed with particular attention to proportions and spatial quality, ensuring privacy, comfort and pleasant livability throughout the year. The interior layout emphasizes clean lines and well-defined volumes, with a contemporary architectural language that gives the property an elegant and modern character.

A distinctive feature of the property is the large private park in which the building is set. This generous



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green area creates a particularly pleasant atmosphere of privacy and hosts a swimming pool and a tennis court reserved for residents. The complex also features a glass elevator with direct connection to the underground garages as well as one outdoor parking space for each apartment.

The residence has been designed with particular attention to energy efficiency and living comfort. It features underfloor heating, cooling via heat pump, photovoltaic system and high-efficiency aluminum window frames with sunshades.

High-end finishes contribute to creating a refined and welcoming atmosphere, designed to fully enjoy the unique ambiance of Lake Garda. These include wide-plank European ash parquet flooring in the main living areas, high-quality porcelain stoneware for terraces and loggias, large-format bathroom cladding and wall-hung sanitary fixtures with designer fittings. The result is an elegant and functional contemporary residence, designed to offer well-being, comfort and quality living throughout the year.

## Amenities

The building has been constructed using solutions focused on energy efficiency, living comfort and long-term durability. The structure rests on a reinforced concrete raft foundation, while the floors are built with prefabricated systems and brick–concrete slabs, ensuring overall structural solidity and stability.

The roof is designed as a flat inverted roof system, a technical solution that improves both waterproofing performance and thermal insulation. The roof package includes high-density polystyrene insulation, a sloped screed for proper drainage and a double layer of reinforced bituminous membrane, designed to guarantee effective protection of the building and efficient rainwater management.

From a systems perspective, the property is equipped with a climate control system combining underfloor heating and ducted air cooling. The cooling air is distributed through discreet grilles integrated into the walls and powered by a heat pump. This configuration allows an even distribution of temperature throughout the rooms and ensures a high level of comfort in every season.

A photovoltaic system is installed on the roof under a net-metering scheme, contributing to the overall energy efficiency of the building.

Particular attention has also been given to the building envelope. The windows and French doors are made of thermally broken aluminium frames with low-emissivity double glazing filled with Argon gas, designed to provide high levels of thermal and acoustic insulation. The performance ratings include high classes for air tightness, water resistance and wind load resistance.

Completing the technical specification are integrated Griesser sun-shading systems, designed to optimise natural light control and contribute to maintaining a comfortable indoor environment.

## Location

The residence is set on the hills of Padenghe sul Garda, in a particularly privileged panoramic position overlooking Lake Garda and the surrounding landscape.



The setting is characterised by elegant villas and high-quality residences, surrounded by greenery and harmoniously distributed along the hillside facing the lake. From here the view opens onto one of the most captivating panoramas of Lake Garda, with a wide and far-reaching outlook stretching from the hills of Valtenesi to the Verona shoreline. The atmosphere is that of a private and peaceful environment, where nature and landscape become an integral part of everyday living.

At the same time, the location is extremely strategic in terms of accessibility. Within just a few minutes by car it is possible to reach Desenzano del Garda, one of the main towns on the lake, known for its wide range of services, marina, railway station and lively selection of restaurants, shops and year-round activities.

Other renowned destinations of the southern Lake Garda area are easily accessible along the lakeside road, including Sirmione with its historic centre and thermal spas, Salò with its elegant lakeside promenade, and Bardolino on the Verona shore, famous for its landscape and wineries. This makes the location ideal both as a primary residence and as a holiday home on the lake.

From an infrastructural perspective, the property also benefits from excellent connections with the rest of Northern Italy. The A4 Milan–Venice motorway can be reached quickly, providing convenient access to Milan, Verona and Venice. Several international airports are also within easy reach, including Verona, Bergamo and Venice, making travel particularly convenient for international buyers.

## Κοινά

Κρεβατοκάμαρες:	2
Μπάνια:	2
Τελειωμένα τετραγωνικά πόδια:	173 τ.μ
Μέγεθος αυλής:	150 τ.μ
Floor Number:	1

## Room details

Total rooms:	3
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## Energy efficiency

Energy Use (kWh/m <sup>2</sup> /year):	4
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## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Link: [http://www.arkadia.com/WLCC-T2588/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/WLCC-T2588/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information



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