



Modern single villa a few meters from the lake

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 1,290,836.9

Τοποθεσία

Χώρα:	Italy
Νομός/Περιοχή/Επαρχία:	Veneto
Πόλη:	Garda
Δημοσιεύθηκε:	03/04/2026

Περιγραφή:

In one of the most reserved and sought-after areas of Moniga del Garda, in Via San Cassiano, immersed in a natural setting of rare quiet and just a few meters from the lake and the port, GardaHaus proposes a villa under construction arranged on three levels, designed to offer a perfect balance between contemporary architecture, sustainability and quality of life.

The property stands on a large plot of about 1,850 square meters, a rare element that guarantees absolute privacy, large green spaces and a perception of exclusivity that is increasingly difficult to find near the lake. The architectural design has been studied down to the smallest details, with clean lines, balanced volumes and a constant connection between indoor and outdoor spaces, enhanced by large glass surfaces and open views of the landscape.

In the current configuration, the ground floor houses a bright living area of over 47 square meters, with an open kitchen and large sliding windows that open directly onto the outdoor porch and private pool, framed by the planted garden. An environment designed to fully experience the house in continuity with the outdoors. A service bathroom completes the plan.

The first floor with lake view is dedicated to the sleeping area and includes two large double bedrooms, both with private loggia and stunning lake views, a second windowed bathroom and a balcony, creating a private and panoramic sleeping area.

The basement, particularly large and versatile, houses a tavern, a laundry room, a third full bathroom and



two additional rooms, ideal as studies, gym or guest rooms. Directly connected is the covered garage of an impressive 84 square meters, with space for several cars.

The property is offered in the state of advanced rustic, offering the buyer the possibility and advantage of fully customizing fixtures, fittings, fixtures and interior finishes, adapting the villa to their own tastes and living needs.

The proposed specifications include high quality elements for an investment of about 280-300 thousand euros.

There is also a second alternative design version, which allows the distribution of spaces to be reversed: in this version the living area is located on the first floor, with bathroom and magnificent lake view, while the ground floor houses the sleeping area with as many as three bedrooms (one double, one twin and one single) and bathroom, an ideal solution for those who wish to experience the lake view on a daily basis and reserve the lower floor for rest.

To complete the project, the villa will be equipped with a practicable flat roof, designed as a panoramic solarium with a lake view, with the possibility of inserting a jacuzzi tub, creating an exclusive and scenic space for relaxation.

A new, elegant villa surrounded by greenery, just a few steps from the lake, designed for those seeking privacy, customization and architectural quality, with their gaze constantly turned toward the blue Garda.

Amenities

The villa is designed according to contemporary architectural criteria, with particular attention to construction quality, sustainability and customization of spaces. The property is offered in the state of advanced rustic, allowing the buyer to intervene directly on the choice of fixtures, finishes, coatings, fixtures and interior layout, adapting the house to their own aesthetic and functional needs.

The design includes large glass surfaces that provide high natural light and constant continuity between interior and exterior. The living area opens directly onto the porch and private pool, perfectly integrated into the property's garden, creating an ideal environment for outdoor living.

The distribution of space is extremely versatile: in addition to the main configuration, there is a second design solution that allows for reversing the living and sleeping areas, bringing the living area to the second floor with a lake view and creating a sleeping area with three bedrooms and bathroom on the ground floor, a solution particularly appreciated by those who want to maximize the view in their daily life.

The basement offers ample accessory spaces, with tavern, multifunctional rooms, laundry and bathroom, ideal for guests, study, gym or wellness area. The covered garage of about 84 square meters, directly connected to the house, provides convenience and space for several cars.

Distinctive element of the project is the practicable flat roof, designed as a panoramic solarium with a



lake view, with the possibility of inserting a jacuzzi tub, transforming it into an exclusive space for relaxation and representation.

Location

The property is located in Moniga del Garda, in Via San Cassiano, one of the most reserved and appreciated areas of the town, characterized by tranquility, surrounding greenery and absence of heavy traffic. The location guarantees absolute privacy while being a very short distance from the lake, marina and beaches, which are easily accessible.

The context is ideal for those who want to experience Lake Garda in an authentic way, immersed in nature but without sacrificing the convenience of services and connections. The area of Via San Cassiano is particularly in demand for the presence of independent villas, large lots, and a high urban quality, factors that contribute to maintaining a high real estate value over time.

The location turns out to be perfect both as a main residence and as a prestige leisure villa, thanks to the combination of privacy, views and proximity to the lake.

Κοινά

Κρεβατοκάμαρες:	2
Μπάνια:	3
Τελειωμένα τετραγωνικά πόδια:	286 τ.μ
Μέγεθος αυλής:	1780 τ.μ
Floor Number:	3

Room details

Total rooms:	9
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Energy efficiency

Energy Use (kWh/m ² /year):	4
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Lease terms

Date Available:

Επιπλέον πληροφορίες

Link: http://www.arkadia.com/WLCC-T2599/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: pv-1006



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