



New Apartments in an Elegant Residence with Swimming Pool in Padenghe sul Garda

Info Agente

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Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 584,587.65

Ubicación

País:	Italia
Estado/Región/Provincia:	Lombardía
Ciudad:	Desenzano del Garda
Publicado:	10/05/2026

Descripción:

Just a few steps from the waters of Lake Garda, in one of the most sought-after areas of Padenghe sul Garda, a new residential project is taking shape, designed to offer living comfort, construction quality and a direct connection with the surrounding lake landscape. The waterfront, lakeside restaurants, beaches and local cafés are all within easy walking distance, allowing residents to fully experience the authentic atmosphere of Lake Garda.

The apartments are part of an elegant contemporary residence featuring a limited number of units arranged over three levels, designed to provide a private and high-quality living environment. The building is defined by clean lines and balanced volumes, with a modern architectural language that emphasizes natural light and a constant connection with outdoor spaces. Large floor-to-ceiling windows allow natural light to fill the interiors throughout the day, creating bright and welcoming living spaces.

One of the most distinctive features of the project is the spacious terraces, conceived as true outdoor living areas. The deep, sheltered loggias naturally extend the living area and can easily be furnished as outdoor lounges, dining spaces or relaxation areas, creating a seamless transition between indoor and outdoor living and enhancing everyday life during the warmer months.

The interiors are designed to ensure functionality and a rational layout of spaces, offering homes that are bright, comfortable and easy to live in on a daily basis. The living area unfolds in generous open-plan spaces with an open kitchen and direct access to the outdoor areas, creating a natural dialogue between



interior and exterior while enhancing the sense of space.

The sleeping area is designed to ensure comfort and privacy. The bedrooms are peaceful and well-proportioned spaces, ideal for rest and everyday living, while the bathrooms feature a contemporary design with clean lines, carefully selected finishes and high-quality materials that reflect the modern character of the home. Each apartment features two bathrooms, one of which is en suite to the master bedroom.

Great attention has also been dedicated to the shared spaces of the residence, designed to enhance the overall living environment and create a harmonious setting that is pleasant to enjoy every day. The complex is surrounded by a well-maintained communal garden, organized with pedestrian paths, green areas and relaxation zones that contribute to a calm and elegant atmosphere.

A distinctive feature of the residence is the shared swimming pool with a fully equipped sun deck, designed for relaxation and social moments during the summer season. This area gives the entire complex an elegant character and a refined atmosphere reminiscent of a small private resort.

Amenities

The building has been designed with particular attention to the performance of the building envelope. The external walls are built using thermally insulating perforated clay blocks with integrated insulation, ensuring excellent control of heat loss and effective thermal and acoustic insulation. These are complemented by thermally broken aluminium window frames with triple glazing, designed to provide brightness, protection and high performance in every season.

From a systems perspective, the residence features a centralized air-to-water heat pump system for heating and cooling production, in line with modern energy efficiency standards. The apartments are heated through underfloor radiant panels with regulation and individual metering, while cooling is provided by a ducted system with concealed fan coil units.

The plumbing and heating systems are built with selected materials and distribution systems designed for reliability and durability over time. Bathrooms are fitted with sanitary ware and taps with concealed mixers for washbasins and showers, as well as WC, bidet and shower trays. Where provided, laundry areas are prepared with drainage, water connections and electrical outlets for a washing machine and dryer.

Each apartment features an electrical system with premium-brand switch plates, with provision for an intruder alarm system and data/TV distribution. A dedicated power supply for an induction cooktop is also provided, consistent with a modern and functional residential concept.

The shared facilities follow the same design philosophy: each stairwell is served by an elevator, garages are equipped with sectional doors, and the residence includes a communal swimming pool with technical room and systems for water circulation, filtration and safety, as well as a bathroom serving the pool area and storage rooms for seasonal equipment.



Location

Padenghe sul Garda is one of the most sought-after locations on the Brescia side of Lake Garda, chosen by those who wish to live in an elegant setting that is well served and closely connected to the water. The town maintains a particularly appealing balance between authentic atmosphere, scenic beauty and convenient services, elements that over time have made this area one of the most desirable on the entire lake.

The property enjoys a particularly strategic and highly regarded location, just a short distance from the lakeside promenade and the beaches, in an area that combines privacy, residential quality and excellent accessibility.

Thanks to its proximity to the shoreline, the lakeside promenade can easily be reached on foot. This is one of the most appreciated areas of Padenghe, home to waterfront restaurants, beach clubs, small marinas and several leisure spaces. For this reason the property is ideal both as a primary residence for those who wish to enjoy daily life by the lake and as a holiday home capable of offering a refined and relaxing living experience.

Another important advantage is the balance between tranquillity and convenience. The centre of Padenghe, with its shops, essential services and restaurants that bring life to the village throughout the year, can be reached in just a few minutes. At the same time the location allows quick connections to Desenzano del Garda and Salò, two of the main hubs on the lake for services, shopping and railway connections.

The proximity to the main road network also allows easy access to the A4 Milan–Venice motorway, making travel convenient both towards the major cities of Northern Italy and towards the international airports of Verona, Bergamo and Milan. This is a particularly appreciated feature for those who use the property as a second home or for buyers seeking a well-connected lake residence also suitable for professional commitments.

Común

Dormitorios:	2
Baños:	2
Pies cuadrados terminados:	130 m ²
Tamaño del lote:	58 m ²
Floor Number:	1

Room details

Total rooms:	3
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Energy efficiency

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

Date Available:



Información adicional

URL sitio web:

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Contact information

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