



## The uniqueness of Beati Signature - Villa A

### Information de l'agent

Nom:	ArKadia
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Téléphone:	
Langues:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 2,400,000

### Location

Pays:	Italie
État/Région/Province:	Vénétie
Ville:	Garda
Soumis:	28/02/2026

### Description:

Nestled in the exclusive hills of Garda, in the village of Ai Beati, just a few minutes from the center and the lake, this modern villa (turnkey) is a high-quality living solution for those who want to move in and live immediately, without waiting or compromise.

The first floor is designed as a large, open-plan living space: The living room and kitchen are in harmonious dialog with the covered veranda and private garden, creating a natural continuity between inside and outside. The large glass surfaces provide a direct view of the lake from the living area and allow light and landscape to become central elements of the living space. A guest bathroom completes the floor.

The sleeping area on the upper floor is designed to guarantee comfort and privacy: three bedrooms, two bathrooms and a panoramic terrace with lake views offer balanced and functional spaces that are suitable for use both as a main residence and as a second home.

The basement, bright and versatile, houses a large open multifunctional space overlooking a private courtyard, an additional bedroom and a bathroom. A perfect place as a guest area, relaxation area, gym or studio.

Outside, the private swimming pool becomes the focal point of outdoor living, framed by a manicured garden that further enhances the architecture and location of the villa.



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Four parking spaces, two of which are covered, complete the offer.

This villa flawlessly combines lake views, livable outdoor spaces, modern design and a strategic location, configuring itself as a solid and distinctive investment in the heart of Lake Garda, intended for those seeking quality, privacy and long-term value.

## Location

The "Ai Beati" area in Garda is known to be an exclusive and quiet residential area, located about 2 km away from the lake and the city center.

## Commun

Chambres:	4
Salle de bains:	4
Pied carré fini:	300 m <sup>2</sup>
Dimesions du lot:	900 m <sup>2</sup>
Floor Number:	3

## Room details

Total rooms:	7
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## Energy efficiency

Consommation énergétique (kWh/m <sup>2</sup> /an):	4
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## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web: [http://www.arkadia.com/WLCC-T2522/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/WLCC-T2522/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: gv0104-a

