



## The uniqueness of Beati Signature - Villa A

### Ügynök információ

Név:	ArKadia
Cégnév:	
Ország:	United Kingdom
Telefon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 2,818,534.8

### Elhelyezkedés

Ország:	Italy
Állam/Régió/Tartomány:	Veneto
Város:	Garda
Feladta:	2026. 02. 28.

#### Leírás:

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.

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.

## Gyakori

Hálósobák:	4
Fürdőszobák:	4
Kész négyzetméter:	300 nm
Telekméret:	900 nm
Floor Number:	3

## Room details

Total rooms:	7
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## Energy efficiency

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

Date Available:

## További információ

Weboldal URL: [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: gy0104-a

