



## Prestigious villa with private pool and SPA

### Agent Info

Naam:	ArKadia
Bedrijfsnaam:	
Mistlampen:	United Kingdom
Telefoon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 1,147,128.56

### Locatie

Aanbevolen Auto Onderdelen:	Italy
Staat/Regio/Pronvincie:	Veneto
Plaats:	Garda
Geplaatst:	27-02-2026

### Omschrijving:

A few steps from the shores of the lake, in the renowned context of Sirmione, stands an exclusive villa inserted in a high-profile residential reality immersed in greenery and tranquility. A home where contemporary architecture, natural landscape and absolute comfort come together in an elegant and private living experience.

The villa, furnished with finishes and furniture of the highest level, is spread over three levels in addition to a 30 sqm sun terrace, designed as a refined relaxation area that can also be equipped with a Jacuzzi. The spaces are designed to ensure brightness, harmony and a perfect continuity between interior and exterior.

The ground floor hosts a large open-plan living area with designer kitchen and living room, enhanced by large windows that open directly onto the porch and private garden with swimming pool, creating a natural extension of the rooms to the outside. Also on this level is developed part of the sleeping area with two bedrooms and two bathrooms, one of which is for exclusive use, ideal for guests or to ensure maximum living comfort on a single floor.

On the first floor is the prestigious master suite, a private and refined environment equipped with a walk-in closet and private bathroom, designed as an intimate and comfortable space. From here there is access to the sun terrace, perfect for moments of relaxation in total privacy.

The basement, accessible both from the garden and from the independent driveway ramp, offers large customizable spaces that include a possible elegant private spa area, large garage and accessory rooms.



The property has dual independent pedestrian and driveway access to ensure functionality and privacy.

Set among the morainic hills of the lower Garda area and the crystal-clear waters of the lake, the villa enjoys a privileged location between Via Verona and Via Chiodi, a few steps from the beach of Punta Grò and a short distance from the historic center. The neighborhood, designed with respect for the environment, offers large green areas, grass parking lots, and tree-lined and well-lit pedestrian and bicycle paths, perfectly integrated with existing soft mobility. The bus stop is about 100 meters away, Desenzano train station can be reached in 15 minutes, Verona airport in 30 minutes, and the A4 highway (MI-VE) in only 5 minutes.

The property is completed by an exclusive garden with private pool, a panoramic sun terrace, and the A4 energy class, a guarantee of efficiency and sustainability.

The furnishings have been customized in every detail to create a tailor-made residence where luxury, nature and innovation coexist in perfect balance.

For more information call the office of competence.

## **Algemeen**

Slaapkamers:	3
Badkamers:	4
Afgewerkte vierkante meter:	213 m <sup>2</sup>
Lot Afmeting:	88 m <sup>2</sup>
Floor Number:	3

## **Room details**

Total rooms:	4
--------------	---

## **Lease terms**

Date Available:

## **Additionele informatie**

Website URL: [http://www.arkadia.com/WLCC-T2523/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/WLCC-T2523/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID: sv6528



IMLIX

IMLIX Vastgoedmarkt  
<https://www.imlix.com/nl/>

---

