



## Exclusive lake view villa

### 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 1,508,462.85

### Locatie

Aanbevolen Auto Onderdelen:	Italy
Staat/Regio/Pronvincie:	Veneto
Plaats:	Garda
Geplaatst:	29-03-2026
Omschrijving:	

We present for exclusive sale two elegant detached villas in the rustic state, a unique opportunity for those who wish to create a fully customized prestigious residence, able to fully reflect their own living style and needs. Located in a private and quiet context, just 100 meters from the shores of Lake Garda, these properties represent an ideal solution for those seeking privacy, comfort and quality construction, in one of the most appreciated areas of the territory.

The dwellings are built with reinforced concrete load-bearing structure, complying with the highest current standards, guaranteeing safety, stability and durability over time. Interior spaces are delivered completely without divisions, thus offering maximum design freedom and allowing each room to be configured according to one's taste, from spacious and bright living areas to more intimate and reserved sleeping spaces. Floor slabs and stairs are already made and ready to be integrated into the final architectural design, facilitating the development of the subsequent stages of completion.

The exterior facades are finished with fine-grained plaster applied over an efficient thermal insulation system designed to ensure living comfort and excellent energy performance. The roof, made of wood or steel and adequately insulated, is complemented by tile-style roofing tiles that blend seamlessly with the surrounding landscape, maintaining a balance between tradition and modernity.

Special attention has also been paid to outdoor spaces, designed to offer functionality and elegance. The gardens will be delivered leveled and seeded, enriched by the presence of olive trees and bordered by hedges that provide a high degree of privacy and a pleasant natural setting. Accesses to the properties are defined by light gravel, while pedestrian paths and vehicle parking areas have already been designed in



line with the overall design.

A distinctive element of each unit is the private swimming pool, proposed in its raw state and characterized by generous dimensions, ideal to be completed according to one's aesthetic preferences and transformed into a refined area dedicated to relaxation and well-being.

The windows and doors, equipped with insulating double glazing, include large French doors and an important sliding element on the ground floor, which allows exceptional brightness of the interior spaces and a perfect continuity between interior and exterior. On the upper floor, in addition to the large terraces ideal for moments of relaxation outdoors, one can enjoy an evocative view of the Rocca di Manerba and panoramic glimpses of the lake, elements that give further value and exclusivity to these properties.

## Amenities

The property is offered in an advanced rustic state, characterized by a reinforced concrete load-bearing structure already fully built, which guarantees high standards of solidity and durability over time. There are reinforced concrete floors and internal staircase, fundamental elements already completed that form a solid structural base for the development of living spaces. The roofing is already executed, including thermal insulation and finishing mantle in roof tile type, in line with the architectural context of the area. The facades are also completed with a coat system and finishing plaster, contributing both to the aesthetics of the building and to improved energy performance. The interior spaces are fully customizable, as they have no partitions, thus allowing maximum freedom in the design of the rooms. This feature allows you to adapt the internal distribution to your needs, both in terms of the number of rooms and the organization of spaces. Exterior window and door frames are already installed, including windows and French doors with insulating glass, as well as a large sliding window frame that promotes excellent natural light and visual continuity between interior and exterior. The outdoor area is already landscaped with leveled ground and green preparation, enriched by the presence of olive trees and bordered by hedges to ensure privacy. Access paths and areas for parking spaces are already defined according to the project. The private pool is built in the raw state, offering the possibility to complete it according to one's preferences in terms of finishes and planting. There are also provisions for connections to the main utilities, facilitating the subsequent stages of completing the property.

## Location

The property is located in one of the most charming and authentic areas of Manerba del Garda, just 100 meters from the charming Pisenze Beach, a corner of the lake among the most appreciated for its natural beauty and tranquility.

We are located at the foot of the famous Rocca di Manerba, one of the most iconic symbols of Lake Garda, set within a protected natural park. This context guarantees a unique environment, where nature is the absolute protagonist, among panoramic paths, Mediterranean scrub and breathtaking views of the lake.

The proximity to the beach allows you to reach the lake comfortably on foot in a few minutes, fully experiencing the daily lake life between relaxation, walks and outdoor activities. Pisenze Beach, less



crowded than other locations, is particularly appreciated for its reserved atmosphere and clear waters.

Despite its quiet location surrounded by greenery, the center of Manerba del Garda and all the main services, including restaurants, stores, and accommodations, are easily reached in a few minutes. The area also offers a wide variety of nature and bicycle routes, ideal for lovers of sports and the outdoors.

The strategic location also allows easy access to other renowned resorts of Lake Garda, making this solution perfect both as a main residence and as a vacation home. An exclusive context that combines privacy, nature and proximity to the lake, in one of the most sought-after areas of the Brescian shore.

The presence of the Rocca natural park helps to preserve the landscape value and quality of the area over time, making it particularly desirable. In addition, the slightly elevated position with respect to the lake allows for evocative views and high luminosity throughout the day.

## Algemeen

Slaapkamers:	2
Badkamers:	2
Afgewerkte vierkante meter:	225 m <sup>2</sup>
Lot Afmeting:	366 m <sup>2</sup>

## Room details

Total rooms:	4
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## Lease terms

Date Available:

## Additionele informatie

Website URL: [http://www.arkadia.com/WLCC-T2584/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/WLCC-T2584/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: pv-1001

