



## Contemporary villa with panoramic terrace and lake view on the hills of Padenghe

### Emlakçı Bilgisi

İsim:	ArKadia
Şirket Adı:	
Ülke:	United Kingdom
Telefon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 4,107,208.32

### Konum

Ülke:	Italy
Eyalet/Bölge/ Şehir:	Lombardy
Şehir/İlçe:	Desenzano del Garda
Yayınlandı:	01.04.2026

### Açıklama:

Set on the hills of Padenghe sul Garda, in a private and panoramic position overlooking the lake, this contemporary residence has been designed for those who wish to experience Lake Garda in a setting of absolute privacy, comfort and quality.

The property stands on a plot of approximately 3,000 sqm, enhanced by an elegant garden and a private olive grove that creates an authentic and harmonious natural setting, perfectly integrated into the landscape of the Garda hills.

The villa features a clean architectural language defined by simple lines and large glass surfaces that create a continuous dialogue between indoor and outdoor spaces. The design enhances natural light and the surrounding scenery, creating bright interiors that naturally draw the eye toward the lake.

The heart of the home is located on the upper floor, where the living area opens seamlessly onto the outdoors and the large panoramic terrace. Here the living room and kitchen share a spacious, light-filled environment, enhanced by expansive glazing that frames the lake view and leads directly to the terrace. This generous outdoor space becomes a natural extension of the living area and provides the perfect setting for relaxation, entertaining and outdoor living while enjoying the scenery of Lake Garda.

The ground floor is dedicated to the sleeping area and includes three bedrooms, a walk-in wardrobe, a study and three bathrooms, as well as well-designed hallways that ensure comfort and functionality. The rooms are designed to offer privacy and tranquillity while maintaining a strong connection with the



outdoor spaces through covered porticoes and openings onto the garden.

On the basement level the villa offers a range of spaces dedicated to wellness and services, including a private spa area, a laundry room, a wine cellar, technical rooms and a staff room with its own bathroom. The level is completed by a large garage capable of comfortably accommodating several vehicles.

All floors are also connected by an internal lift, ensuring convenient movement throughout the property and further enhancing the exclusive character of the residence.

Outside, the property is enhanced by an infinity pool and generous outdoor areas designed to fully enjoy the climate and landscape of Lake Garda, offering striking views and a seamless visual connection with the lake.

The villa is equipped with modern systems designed to ensure comfort and energy efficiency, including underfloor heating, air cooling discreetly integrated into the walls, mechanical ventilation and a rooftop photovoltaic system.

Finishes can be customised with a selection of high-quality materials, including oak parquet flooring, premium porcelain stoneware and designer fittings.

## Amenities

The property's technical systems have been designed to provide a high level of living comfort and energy efficiency, fully consistent with the contemporary character of the villa.

Underfloor heating ensures an even and natural distribution of warmth, creating comfortable living spaces throughout the year while maintaining a clean visual aesthetic thanks to the absence of visible radiators.

Cooling is managed by a modern heat-pump system discreetly integrated into the interiors through slim wall-mounted grilles, ensuring optimal indoor comfort without interfering with the design of the spaces.

Indoor well-being is further enhanced by a mechanical ventilation system that guarantees constant air exchange and contributes to the overall health and quality of the indoor environment.

Home systems are managed through an advanced home automation system that allows integrated control of the main functions of the house, improving comfort, security and energy efficiency.

The villa is also equipped with a rooftop photovoltaic system operating under the Italian net-metering scheme, contributing to the overall energy performance of the building.

The electrical system has been designed with a complete and modern specification, including lighting points and power outlets distributed according to the project, as well as provisions for an alarm system and video intercom, TV and satellite TV sockets, telephone points, built-in thermostats, Schuko sockets, dedicated power supply for the induction cooktop and emergency lighting.



Technical features are completed by garages with motorised sectional doors and aluminium thermal-break window frames with low-emissivity argon-filled glazing. Adjustable sunshades allow natural light to be modulated while improving solar protection for the interior spaces.

## Location

The villa is set on the hills of Padenghe sul Garda, in one of the most appreciated locations on the Brescia side of Lake Garda, known for its perfect balance between panoramic views, tranquillity and convenient access to local services. This hillside area has long been considered one of the most sought-after residential zones in the southern Garda region, thanks to its ability to offer privacy and landscape quality while remaining close to the lake.

The surrounding setting is defined by a harmonious landscape of olive groves, Mediterranean greenery and gentle slopes that naturally guide the eye towards the lake. From this elevated position the view opens effortlessly over Lake Garda, offering wide and luminous perspectives that change throughout the different hours of the day.

Padenghe sul Garda is known for its elegant and residential character, highly appreciated both by those who wish to live permanently on the lake and by those looking for a prestigious second home for leisure and holidays. The town retains an authentic and peaceful atmosphere while offering all essential services, including restaurants, shops, a small harbour, beaches and scenic walking routes that allow the lake to be enjoyed throughout the year.

One of the most appealing aspects of this location is the balance between privacy and accessibility. Desenzano del Garda, one of the most vibrant towns in the area, can be reached within just a few minutes and offers a railway station with fast connections to Milan and Venice. At the same time, the international airports of Verona, Bergamo, Brescia and Venice are all easily accessible, making the property particularly convenient for international buyers.

The hillside position also allows the lake to be experienced from a privileged perspective: away from traffic and the busier tourist areas, yet still close to all the attractions and services of the region. The result is a rare balance between nature, views and quality of life.

## Genel Bilgiler

Yatak odası:	4
Banyo:	7
Bitmiş metrekare:	420 m <sup>2</sup>
Arazi Büyüklüğü:	800 m <sup>2</sup>

## Room details

Total rooms:	5
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## Energy efficiency

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

Date Available:

## Ek Bilgiler

Web Sitesi URL'si:

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## Contact information

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pv-1004

