

**€ 2.000.000****Ref. 89**

**239 sq.m. | Bathrooms: 4 | Bedrooms: 3 | Rooms: 5 | Parking: Uncovered Parking | Garden: Private**

Well-being - Exclusivity - Innovation - three words that sum up the value of this property.

In Salò, in a semi-hilly area, resides the Villa Maria residential complex where tradition and innovation are combined in a harmonious design and green spaces offer the right mix of comfort, relaxation and practicality. The layout of the accommodations and common areas, the management of the greenery and practicality of maintenance, the quality of the materials and insulation, energy saving, communication, security and entertainment make this proposal of absolute value and uniqueness.

The residence has been built on a 4000 square metre plot of land well integrated with the natural slope of the hill, much of it destined for a well-planted garden, complete with irrigation and lighting system managed through the condominium domotics system. A spectacular infinity pool, which in the cooler months is heated by a geothermal system, and its solarium will provide you with pleasant moments to spend in the company of your family and friends. And if you like to keep fit, you can take advantage of the communal gym with sauna, complete with equipment and fitness machines.

Within this magnificent residence, a lake-view head villa is available for sale, developed on three levels, complete with private garden, double garage and two uncovered parking spaces regularly stacked.

The three floors are internally connected by an internal staircase and at the same time have been provided with independent entrances

which facilitate their use, guaranteeing privacy and tranquillity; the ground floor is mainly intended as a living area; large sofas welcome you into the living area, equipped with a modern corten steel fireplace, intended for entertainment with a cinema set-up and surround system, a beautiful modern and functional open kitchen, a dining room with lake view, a study/guest room, a play room for children, a walk-in wardrobe and a mosaic bathroom. Through large sliding French windows, there is access to the garden lounge to enjoy on sunny days or summer evenings .

On the first floor, there are two double bedrooms, each with a mosaic bathroom complete with toilet and shower.

The second floor is a completely independent environment; a suite has been created from which it is possible to admire a total view of Lake Garda with the Gulf of Salò and the Rocca di Manerba as the natural protagonists. The suite has its own entrance, an area dedicated to wardrobes, a bathroom and a large, bright bedroom. In order to make it to all intents and purposes independent, a small kitchen has been built under a wooden shelf, complete with induction hob and sink, as well as a practical fridge.

The villa is equipped with the following plant technologies :

**INTERNET :** A direct and common infrastructure has been created for all the lodgings to allow broadband surfing in each unit

**SECURITY :** A total of 4 colour cameras have been installed to supervise the main access points. The cameras are compact and discreetly concealed, respecting the shape and style of the exterior. The villa also has an independent alarm system.

**DOMOTICS :** A system capable, even remotely, of managing the switching on of the interior and exterior lights, heating and air conditioning, irrigation, video intercom, alarm system, etc..

**HEATING AND COOLING SYSTEM:** Underfloor heating and cooling system and energy is produced by a geothermal condominium system with a calorie counter for each unit (charges are included in the condominium expenses reported).

The finishes are of the highest quality, as are the custom-designed furnishings.

## Property details

<b>Address:</b> via del seminario	<b>Zip Code:</b> 25087
<b>Total square meters that can be walked on:</b> 193.00	<b>Bedrooms:</b> 3
<b>Bathrooms:</b> 4	<b>Rooms:</b> 5
<b>State of Preservation:</b> Excellent	<b>Level:</b> Multi-Storey
<b>Total Floor:</b> 3	<b>Heating:</b> Central Heating with Counter
<b>Parking:</b> Uncovered Parking	<b>Age Construction:</b> 2010
<b>Current Status:</b> Free at the deed	<b>Building Costs:</b> € 1.000
<b>Balconies:</b> Present, 4 sq.m.	<b>Garden:</b> Private, 252 sq.m.
<b>Kitchen:</b> Exposed Kitchen	<b>Box:</b> Double, 25 sq.m.

## Features

Tv Antenna: Condominium	Porch	Tv SAT: Condominium
Closet	Fireplace	Air-Conditioned
Parquet	Telephone System	Wiring: Up to standard
Sanitary Suspended	Jacuzzi	Shower
Wooden Window Frames	Aluminum Frames	Safe-Deposit Box
Shutters	Pool: 160 □	Lake view

## Nearby

Gyms

Spa

Football Fields

Fitness Centers

Tennis Courts

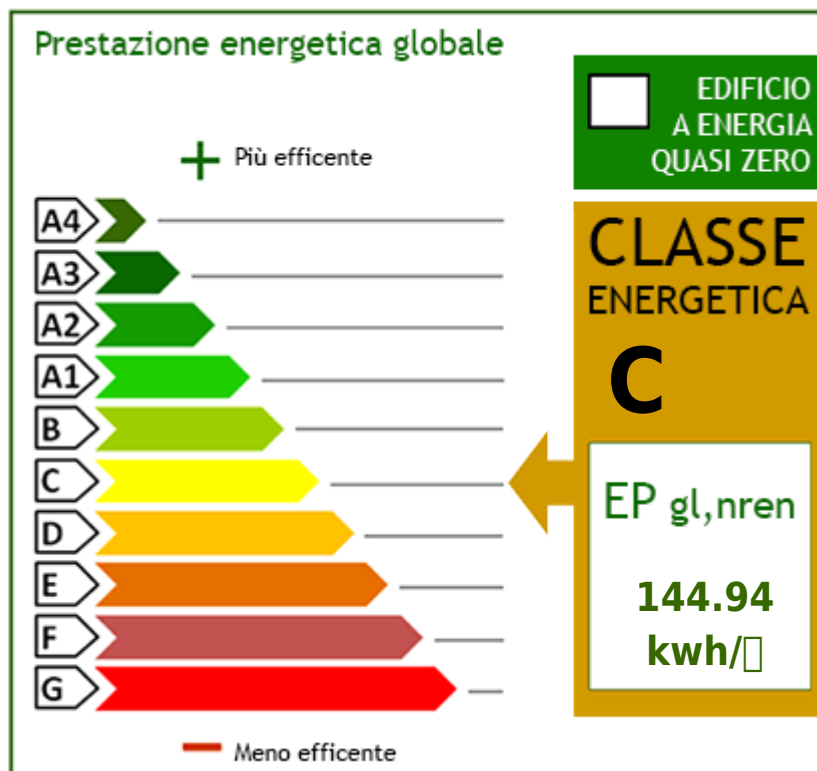
Playgrounds

Kindergarten

Elementary Schools

Schools

High Schools











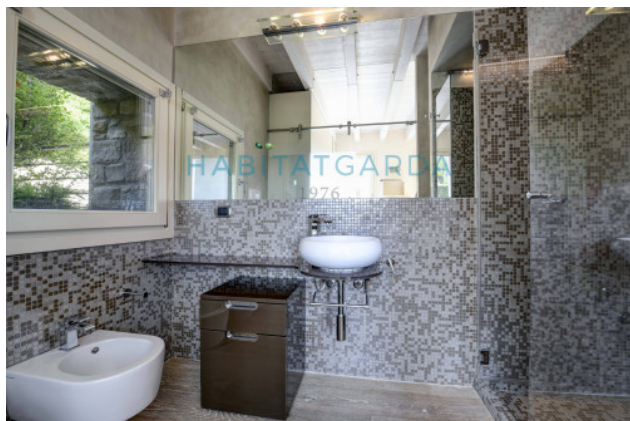


















PIANO SECONDO

