

**for sale in Toscolano-Maderno**  
**Maderno**  
**€ 1.950.000**  
**Ref. 431-TA1T**



**167 sq.m. | Bathrooms: 3 | Bedrooms: 3 | Rooms: 4 | Garden: Private**

Exclusive Apartment with Lake View in Toscolano Maderno

Discover your new luxury retreat on the first hill of Toscolano Maderno, where the beauty of Lake Garda meets the refinement of living. This exclusive ground floor apartment is part of a prestigious residential complex under construction, consisting of only five units, immersed in a private and elegant context.

Property Features:

- Surface area: 167 m<sup>2</sup>
- Bedrooms: 3 (including a master suite with private bathroom and walk-in closet)
- Bathrooms: 3 (including a guest bathroom)
- Private Garden: 280 m<sup>2</sup>, perfect for moments of relaxation and conviviality outdoors
- Garage: Large garage of over 20 m<sup>2</sup>

The bright and elegant open-plan living area harmoniously combines the living room and the open kitchen, creating a welcoming and sophisticated atmosphere. Every detail has been designed to ensure maximum comfort and style, with fine finishes and high-quality materials.

## Services and Comfort:

- Infinity Pool: Enjoy a swimming pool with breathtaking views of the lake and a solarium area for moments of pure relaxation.
- Sustainability: The homes are certified in Class A4, designed according to anti-seismic criteria and equipped with advanced technologies for optimal energy efficiency.
- Modern Design: Each unit is designed with a contemporary style, respecting the highest standards of environmental sustainability.

This residence is not just a place to live, but an investment opportunity in a unique landscape context, perfect for those seeking a balance between luxury and nature.

Don't miss the opportunity to live in one of the most enchanting places on Lake Garda. Contact us for more information and to book your visit!

## Certification

**Energy Class:** A1

## Property details

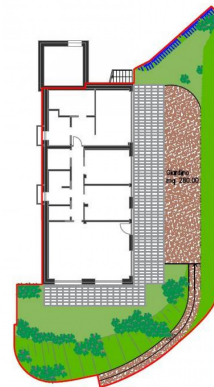
<b>Bedrooms:</b> 3	<b>Bathrooms:</b> 3
<b>Rooms:</b> 4	<b>State of Preservation:</b> Excellent
<b>Level:</b> Ground Floor	<b>Total Floor:</b> 3
<b>Heating:</b> Heating	<b>Age Construction:</b> 2026
<b>Current Status:</b> Free at the deed	<b>Balconies:</b> Present
<b>Terrace:</b> Present, 52 sq.m.	<b>Garden:</b> Private, 280 sq.m.
<b>Kitchen:</b> Kitchenette	<b>Box:</b> Single, 20 sq.m.

## Features

Terrace: 52 □	Tv Antenna: Condominium	Air-Conditioned
Parquet	Telephone System	Wiring: Up to standard
Sanitary Suspended	Shower	Aluminum Frames
Safe-Deposit Box	Pool	Lake view

## Nearby

Gyms	Spa	Football Fields	Fitness Centers
Tennis Courts	Playgrounds	Public Transport	Kindergarten
Elementary Schools	Schools	High Schools	Cafe
Post Offices	Shopping Centers	Municipal Offices	



giardino e aree esterne - scala 1:150



Pianta piano terra arredato - scala 1:100