

## for sale in Toscolano-Maderno

### Maderno

€ 1.550.000

Ref. 433-TB1T



### 147 sq.m. | Bathrooms: 3 | Bedrooms: 3 | Rooms: 4 | Garden: Private

Nestled in the splendid setting of the first hill of Toscolano Maderno, this exclusive residential project under construction offers a unique opportunity to live in a privileged context, characterized by a private and elegant atmosphere. The complex, composed of five prestigious residential units, extends over an area of approximately 3,000 square meters and offers a breathtaking panoramic view of the town of Toscolano Maderno and Lake Garda.

Inside this luxurious residence, a unique apartment is available, developed on two levels, with large spaces and high quality finishes.

On the ground floor there is the sleeping area, which includes three spacious double bedrooms and two bathrooms, ensuring comfort and privacy. This level is completed by a private garden with a large porch, perfect for moments of relaxation outdoors or lunches with friends.

Going up to the upper floor, you enter a bright and refined living area, consisting of a living room and open kitchen, enriched by large windows that lead to a magnificent panoramic terrace, ideal for enjoying a spectacular view.

To make this proposal even more attractive, a large garage of over 20 m<sup>2</sup> is available for your car.

Main features of the complex:

- Modern and Sustainable Design: Each unit is designed according to the highest standards of environmental sustainability and energy saving, using high-quality materials and advanced technologies to ensure optimal performance.
- Large Terraces: The residence has a spacious terrace from which you can admire a breathtaking view of the lake.
- Infinity Pool and Solarium Area: The complex features an infinity pool with lake view and a solarium area perfect for relaxing moments in an exclusive setting.
- Prestigious Finishes: Every detail is taken care of with high-end materials, to ensure an uncompromising luxury experience.
- Eco-sustainability: The homes will be certified in Class A4 and designed according to anti-seismic criteria, guaranteeing maximum safety and reduced management costs.

This residence represents the ideal choice for those who desire a perfect balance between luxury, sustainability and an unparalleled landscape context.

Contact us for more information or to book a visit!

## Certification

**Energy Class:** A1

## Property details

**Bedrooms:** 3

**Bathrooms:** 3

**Rooms:** 4

**State of Preservation:** Excellent

**Level:** On two-levels

**Total Floor:** 3

**Heating:** Heating

**Age Construction:** 2026

**Current Status:** Free at the deed

**Balconies:** Present, 70 sq.m.

**Garden:** Private, 178 sq.m.

**Kitchen:** Kitchenette

**Box:** Single, 20 sq.m.

## Features

Terrace

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

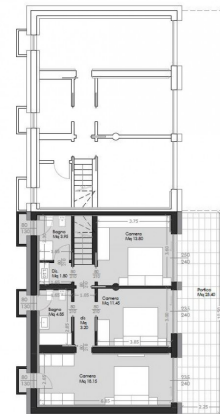
High Schools

Cafe

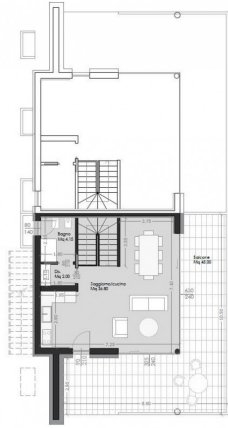
Post Offices

Shopping Centers

Municipal Offices



Pianta piano terra - scala 1:100



Pianta piano primo - scala 1:100