

New buildings for sale in San Felice del Benaco

€ 1.800.000

Ref. 502



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

Newly built modern villa with pool – San Felice del Benaco, Lake Garda

In a privileged position in San Felice del Benaco, a few steps from the centre and the town hall and just 1 km from the lake and the port, we offer an exclusive modern villa under construction, set in a green and private setting.

The property is primarily spread across a single level, a rare and highly sought-after solution, and features large, floor-to-ceiling windows that enhance natural light and create seamless continuity between the interior and exterior spaces. The southern exposure ensures bright rooms throughout the day and a splendid view of the front pool and surrounding garden.

The ground floor, approximately 150 square meters, features a large living room that opens directly onto the pool area and the garden, a dining area with a spacious and functional open-plan kitchen, ideal for everyday living and hosting guests. The sleeping area comprises three bedrooms and two bathrooms, all with windows and overlooking the garden, ensuring comfort and privacy.

The outdoor spaces are designed to be enjoyed in all seasons: a covered porch of approximately 26 square meters, a roof terrace of approximately 35 square meters with outdoor access and enchanting glimpses of the lake view, and a private swimming pool of approximately 30 square meters blend harmoniously into the approximately 2,000 square meter lot, offering ample opportunities for relaxation while ensuring great privacy.

An internal staircase connects the living area to the basement, also approximately 150 square meters, where we find a double garage with a convenient ramp for direct access from the outside, a cellar, as well as a guest area consisting of two rooms and a private bathroom, ideal for accommodating family or guests in complete independence.

This villa represents a high-end living solution, perfect both as a primary residence and as a holiday home on Lake Garda, thanks to its strategic location, contemporary design, and quality construction.

A unique opportunity for those who want to experience Lake Garda in a modern, bright villa surrounded by greenery.

The villa is offered with CasaClima Class A certification and Minergie Italia validation, two distinct and complementary systems that attest to the building's high energy and construction quality.

CasaClima certification independently verifies a building's actual energy performance through design checks and on-site inspections, ensuring low energy consumption, living comfort, and long-term durability.

The Minergie Italia validation introduces an integrated approach aimed at comfort, healthiness, energy efficiency, and sustainability, in line with the most advanced European standards.

The advantages are:

high comfort in every season, reduced and controlled energy consumption, healthy internal environments, increased property value over time. A home designed and built according to measurable and verified criteria, conceived to offer well-being today and lasting quality in the future.

The villa will also be certified according to the Lombardy Region standard in class A/4.

The price shown is exclusive of VAT and legal charges.

Certification

Energy Class: A4

Property details

Address: Via del Gazzo

Zip Code: 25010

Bedrooms: 3

Bathrooms: 4

Rooms: 4

Level: Multi-Storey

Total Floor: 2

Heating: Heating

Age Construction: 2026

Garden: Private

Features

Terrace: 35

Air-Conditioned

Shower

Pool: 30

Lake view

Nearby

Gyms

Spa

Football Fields

Fitness Centers

Tennis Courts

Bike Lanes

Playgrounds

Railway Station

Public Transport

Kindergarten

Elementary Schools

Schools

High Schools

Cafe

Post Offices

Shopping Centers

Municipal Offices

