Immobiliare Habitat Garda Srl
Piazza Zanelli - 25087 Salò
Phone number 036543621

Villa for sale in Toscolano-Maderno
Monte Maderno
€ 1.100.000
Ref. 560

318 sq.m. | Bathrooms: 4 | Bedrooms: 4 | Rooms: 5

HILLTOP LAKE GARDA VILLA
Approved Redevelopment Project with Exceptional Sunrise & Sunset Views

Set in one of the most exclusive hilltop locations on Lake Garda, above Toscolano-Maderno, this exceptional property offers a rare opportunity to create a prestigious private residence in a truly outstanding panoramic setting.
Nestled within a private olive grove of approximately 3,250 sqm, the villa occupies a privileged **hilltop ridge position**, commanding uninterrupted views in two directions: across the sparkling waters of Lake Garda on one side and towards the dramatic Alpine landscape of Monte Pizzocolo on the other.
What makes this property truly extraordinary is not simply the lake view, but its unique **hilltop orientation**, allowing residents to enjoy breathtaking sunrises over the mountains and spectacular sunsets reflected across the lake. Such a combination of sunrise and sunset views is exceptionally rare on Lake Garda and represents one of the property's most valuable and distinctive features.
Surrounded by centuries-old olive trees, cherry trees and fig trees, the estate offers an authentic Mediterranean atmosphere combined with complete privacy and a profound connection to nature. Throughout the day, the landscape continuously transforms with changing light, creating an ever-evolving panorama that can be enjoyed from every level of the future residence.
Unlike a standard building plot, the property is offered with a fully approved redevelopment project. The Building Permit has already been issued, all necessary authorisations have been obtained, technical studies and structural calculations have been completed, and

development charges have already been paid. Construction can therefore begin immediately after purchase, saving the future owner considerable time, costs and planning uncertainties.
The approved **Hilltop Villa Project** includes the complete renovation and extension of the existing building, the recovery and enlargement of the attic level, and the construction of a spectacular panoramic swimming pool set among the olive trees.

Upon completion, the residence will offer approximately 318 sqm of living space across three levels and will comprise:

- Spacious living room with fireplace and large panoramic glazing;
- Open-plan kitchen and dining area;
- 4 bedrooms;
- 4 bathrooms;
- Private study/home office;
- Fitness room;
- Glass-enclosed veranda;
- Expansive panoramic terraces;
- Private swimming pool;
- Double garage and additional outdoor parking.

The main living area opens directly onto a generous terrace overlooking the olive grove, creating a seamless connection between indoor and outdoor living. The upper-level terraces provide elevated viewpoints from which to enjoy some of the most spectacular lake and mountain scenery available anywhere on Lake Garda.
The gentle sound of the stream flowing through the valley below, the fragrance of the olive grove and the ever-changing colours of the lake contribute to a setting of remarkable tranquillity and beauty.
More than simply a redevelopment opportunity, this is the chance to create a landmark **Hilltop Lake Garda Residence** in one of the area's most privileged locations—where privacy, nature, architecture and unforgettable sunrise-to-sunset panoramas come together in perfect harmony.

Property details

Zip Code: 25088	**Bedrooms**: 4
Bathrooms: 4	**Rooms**: 5
Level: Multi-Storey	**Total Floor**: 3
Age Construction: 2026	**Current Status**: Free at the deed

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