

Villa for sale in Toscolano-Maderno Monte Maderno € 1.450.000 Ref. 568



388 sq.m. | Bathrooms: 5 | Bedrooms: 3 | Rooms: 10

Sant'Ambrogio Villas | Toscolano Maderno

Immersed in the tranquility of nature and overlooking the enchanting Lake Garda, Ville Sant'Ambrogio is an exclusive, newly built residential complex consisting of just four independent villas, designed to offer maximum comfort and well-being.

The project is nestled in a completely green setting, enhanced by a spacious common area at the rear dedicated to relaxation, with wellness paths immersed in the greenery. Access to the apartments is designed to ensure maximum independence: the only shared element is the passageway leading to the garages, shared by only two of the apartments.

All villas enjoy spectacular open views of Lake Garda and the surrounding landscape.

Villa D SAN BIAGIO - We offer this prestigious southwest-facing end villa, one of the most exclusive properties in the complex. The property stands out for its privileged location, with the swimming pool located in front of the living area and overlooking a magnificent olive grove that extends across Lake Garda, offering simply extraordinary views and breathtaking sunsets.

Basement: The basement was designed as a space dedicated to comfort and well-being. It features: a large garage with two parking spaces; an exclusive wellness area with a private gym; a sauna; a half bathroom; and a private elevator connecting all levels of the home.

Ground floor: The heart of the home is a bright living area featuring large windows that connect the interior spaces to the garden and pool. This floor hosts a spacious living room; a spacious eat-in kitchen; and a guest bathroom. The large windows open directly onto the scenic linear pool, creating a perfect balance between interior and exterior and enhancing the marvelous views of the olive grove and lake.

First floor: The sleeping area has been designed to ensure privacy and maximum comfort. It includes: a refined master suite with a walk-in closet and ensuite bathroom; two additional double bedrooms, each with its own bathroom; and another walk-in closet. This floor also features large windows and panoramic balconies, while an elevator connects directly to the center of the sleeping area.

Sun terrace: The elevator finally leads to the spectacular roof terrace, an exclusive solarium with 360° views of Lake Garda and the surrounding hills, a unique space.

Features: Every floor of the villa enjoys an unparalleled lake view. The finishes are top-notch, with state-of-the-art systems and an A3 or A4 energy rating, guaranteeing efficiency, comfort, and sustainability.

Prices: The currently advertised price refers to the sale of the villa in an advanced rustic state, complete with the reinforced concrete structure and insulation.

It is also possible to purchase the property fully finished, with customizable high-quality finishes, at the price of: €2,450,000 + VAT

A contemporary residence designed for those who want to experience Lake Garda in an exclusive setting, combining architecture, well-being, privacy, and an unparalleled view.

Certification

Energy Class: A3

Property details

Address: Sant'Ambrogio, 11

Zip Code: 25088

Bedrooms: 3

Bathrooms: 5

Rooms: 10

Level: Multi-Storey

Total Floor: 3

Lift: Yes

Age Construction: 2026

Features

Terrace

Air-Conditioned

Parquet

Shower

Pool

Lake view

Nearby

Gyms

Spa

Football Fields

Fitness Centers

Tennis Courts

Bike Lanes

Playgrounds

Public Transport

Kindergarten

Elementary Schools

Schools

High Schools

Cafe

Post Offices

Shopping Centers

Municipal Offices





