

## **Villa for sale in Toscolano-Maderno Monte Maderno € 1.120.000 Ref. 578**



**320 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 C TRIMELONE - We offer this prestigious, south-facing end villa in a central location. The property stands out for its central location, with the south-facing pool overlooking the entirety of 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 with kitchenette and a guest bathroom with dressing area. The large windows open directly onto the scenic linear pool, creating a perfect balance between interior and exterior and enhancing the marvelous lake view.

First floor: The sleeping area was designed to ensure privacy and maximum comfort. It includes three comfortable bedrooms with ensuite bathrooms. This floor also features large windows and panoramic balconies, and an elevator accesses the floor directly.

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 reinforced concrete structure and thermal insulation.

It is also possible to purchase the property fully finished, with customizable high-quality finishes, at the price of: €1,950,000 + 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



