

Moniga Del Garda - Moniga del Garda

New contemporary villa with private pool in the heart of Moniga del Garda

Property ID: IT264923065

IN THE BEST LOCATION FOR YOU



PURCHASE PRICE: 900.000 EUR • ROOMS: 4 • LAND AREA: 691 m²

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At a glance

Property ID	IT264923065	Purchase Price	900.000 EUR
Rooms	4	House	Single-family house / Detached house
Bedrooms	3	Commission	subject to commission
Bathrooms	3	Total Space	ca. 188 m ²
Year of construction	2026	Equipment	Swimming pool
Type of parking	2 x Other		

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Energy Data

Type of heating	Underfloor heating
Energy Source	Solar
Energy certificate valid until	01.05.2036

Energy Certificate	Energy demand certificate
Final Energy Demand	20.00 kWh/m²a
Energy efficiency class	A+

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The property



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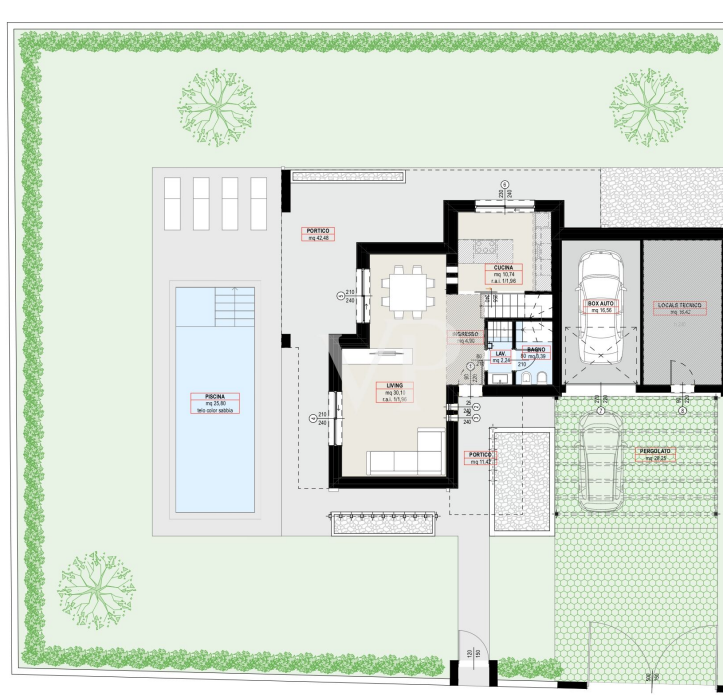
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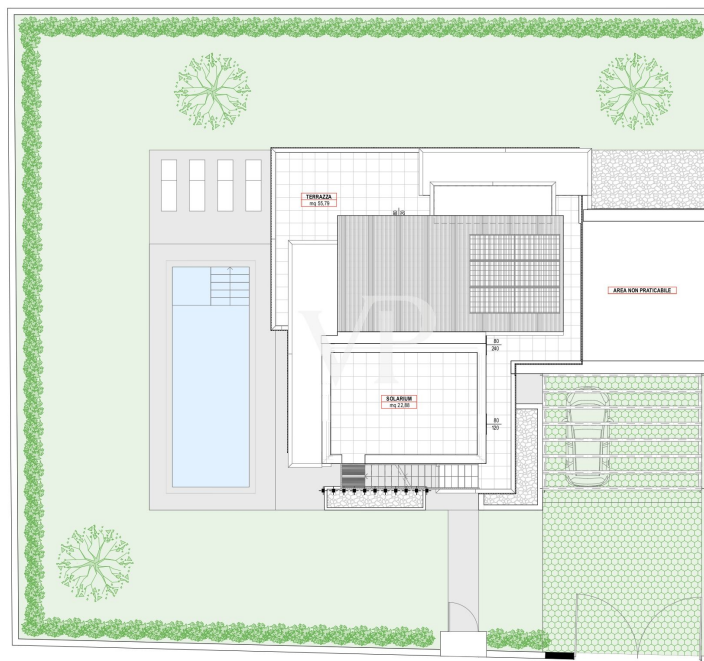
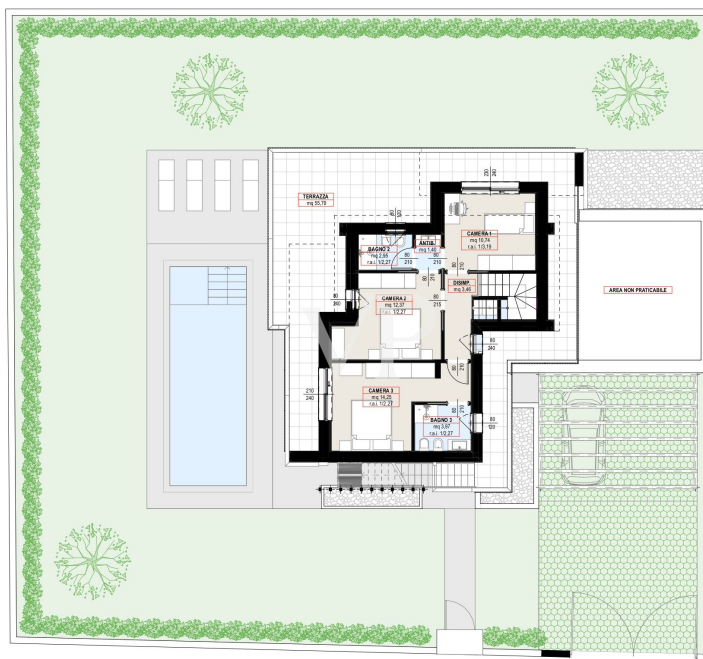
The property



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Floor plans





This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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A first impression

There are properties that are simply beautiful to look at. And then there are homes designed to be enjoyed to the fullest, every day.

This two-story villa falls into the latter category: a newly built, detached residence that combines contemporary design, advanced energy efficiency, and the privilege of a rare location, just a short walk from the center of Moniga del Garda and a short distance from the lakefront.

Set in an elegant and secluded residential neighborhood, the villa offers privacy, tranquility, and all amenities within easy walking distance: restaurants, shops, the town square, and the authentic charm of one of the most beloved villages in the Lower Garda region.

A project designed for those seeking uncompromising quality.

The modern architectural lines, the brightness of the rooms, and the attention to construction details make this property ideal both as a prestigious primary residence and as a refined vacation home.

The ground floor features a spectacular living area with large windows and direct views of the outdoors: the connection between interior and exterior is constant, natural, and elegant. The south-facing porch becomes a true extension of the home, perfect for al fresco dining, social gatherings, or simply enjoying the Lake Garda climate in every season.

The highlight of the outdoor area is the private pool with a sun deck, set within an exclusive garden that evokes the atmosphere of a boutique resort.

The sleeping area is dedicated to comfort.

The upper floor features three double bedrooms, designed to ensure privacy and well-being:

- master suite with private bathroom
- two spacious bedrooms served by a second bathroom
- large panoramic terrace that wraps around the villa and overlooks the pool area

Rounding out the property is an exclusive private rooftop, perfect as a lounge area, panoramic sun deck, or relaxation space at sunset.

Technology, efficiency, and durability.

This villa isn't just beautiful—it's built to last and to save you money.

- Energy efficiency class A4
- State-of-the-art systems
- Pre-wiring for home automation and advanced comfort features
- High thermal and acoustic insulation
- Construction compliant with the most modern structural and seismic standards
- Carefully selected materials and high-end finishes
- Absolute comfort
- Private garage
- Dedicated utility room
- Covered carport
- Spacious and practical entrances
- Maximum everyday functionality

Why choose it?

**Because buying a villa today means choosing time, quality of life, and future value.
And finding a new, detached, energy-efficient home with a private pool so close to the center
of Moniga is an increasingly rare opportunity.**

The perfect choice for those who want Lake Garda at its most elegant and contemporary.

Expected completion: March/April 2027

Contact us for more information and to schedule a private tour of the construction site.

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All about the location

Buying in Moniga means buying in one of the most solid and desirable micro-zones in the Brescian Garda area.

Moniga del Garda is one of the most popular villages in Valtenesi, on the southwestern shore of Lake Garda, chosen by those seeking a more authentic, elegant, and private setting than the more touristy resorts.

Strategic location:

Moniga is located in one of the most sought-after areas of lower Garda bresciano, between Desenzano del Garda, Padenghe, Soiano and Salò. This means having nearby premium services, fine dining, marinas, golf courses, and quick connections to the highway and Desenzano AV station.

Relaxed yet sophisticated lifestyle, where the lake is experienced in an elegant way:

- manicured marina
- quiet beaches and bays
- scenic walks
- restaurants with lake views
- atmosphere
- perfect mix of vacation and permanent residence
- Valtenesi: one of the most beautiful areas of Lake Garda

Moniga is nestled in Valtenesi, an area renowned for:

- green hills and vineyards
- historical olive groves
- biking and trekking trails
- quality agritourisms and wineries
- open and refined landscape

The port of Moniga is one of the town's highlights. From here it is easy to reach:

- Sirmione
- Garda / Bardolino

- Garda Island

In the immediate vicinity are some of the best golf courses in Garda:

Garda Golf Country Club
Arzaga Golf Resort
Chervò Golf (further south)

In addition to sailing, tennis, biking and outdoor sports year-round.

Moniga is popular for its quality of life, offering:

- real tranquility
- security
- essential services close by
- lively but not congested center
- excellent mild climate most of the year
- less traffic than in Desenzano and Sirmione
- real estate investment

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Contact partner

For further information, please contact your contact person:

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