

Moniga Del Garda - Lombardei

Prestigious Contemporary Villa with Large Garden, Private Pool and Lake View

Property ID: IT264153182

IN THE BEST LOCATION FOR YOU



PURCHASE PRICE: 1.650.000 EUR • LIVING SPACE: ca. 300 m² • ROOMS: 4 • LAND AREA: 478 m²

Property ID: IT264153182 - 25080 Moniga Del Garda - Lombardiei

- **At a glance**
- **The property**
- **Energy Data**
- **Floor plans**
- **A first impression**
- **All about the location**
- **Contact partner**

Property ID: IT264153182 - 25080 Moniga Del Garda - Lombardiei

At a glance

Property ID	IT264153182
Living Space	ca. 300 m ²
Available from	16.07.2026
Rooms	4
Bedrooms	3
Bathrooms	4
Year of construction	2024
Type of parking	2 x Other

Purchase Price	1.650.000 EUR
House	Single-family house / Detached house
Commission	subject to commission
Total Space	ca. 361 m ²
Equipment	Swimming pool

Property ID: IT264153182 - 25080 Moniga Del Garda - Lombardiei

Energy Data

Energy Source	Air-to-water heat pump	Energy Certificate	Energy demand certificate
Energy certificate valid until	02.04.2036	Final Energy Demand	25.00 kWh/m²a
		Energy efficiency class	A

Property ID: IT264153182 - 25080 Moniga Del Garda - Lombardiei

The property



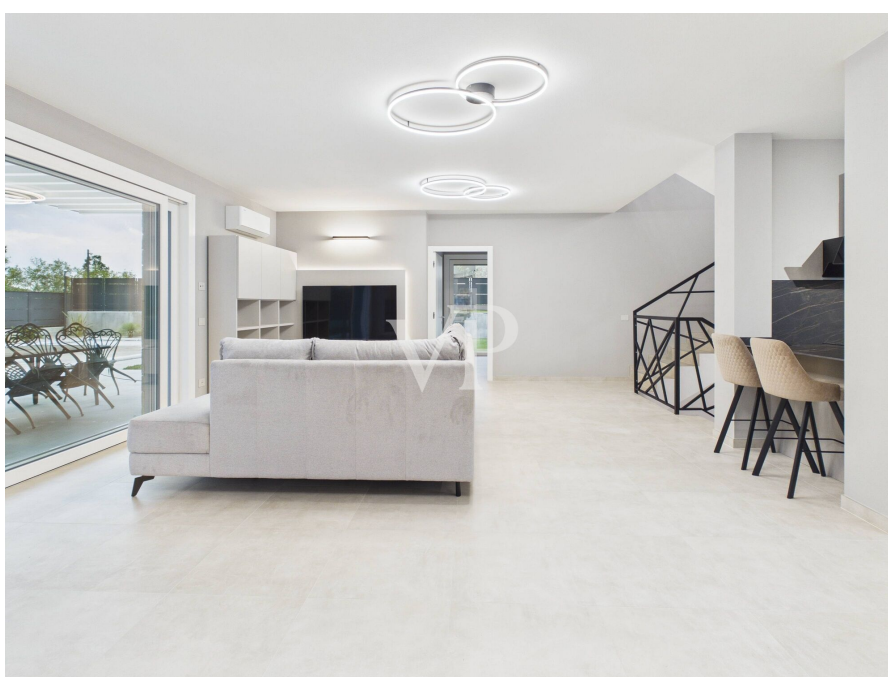
Property ID: IT264153182 - 25080 Moniga Del Garda - Lombardiei

The property



Property ID: IT264153182 - 25080 Moniga Del Garda - Lombardiei

The property



Property ID: IT264153182 - 25080 Moniga Del Garda - Lombardiei

The property



Property ID: IT264153182 - 25080 Moniga Del Garda - Lombardiei

The property



Property ID: IT264153182 - 25080 Moniga Del Garda - Lombardiei

The property



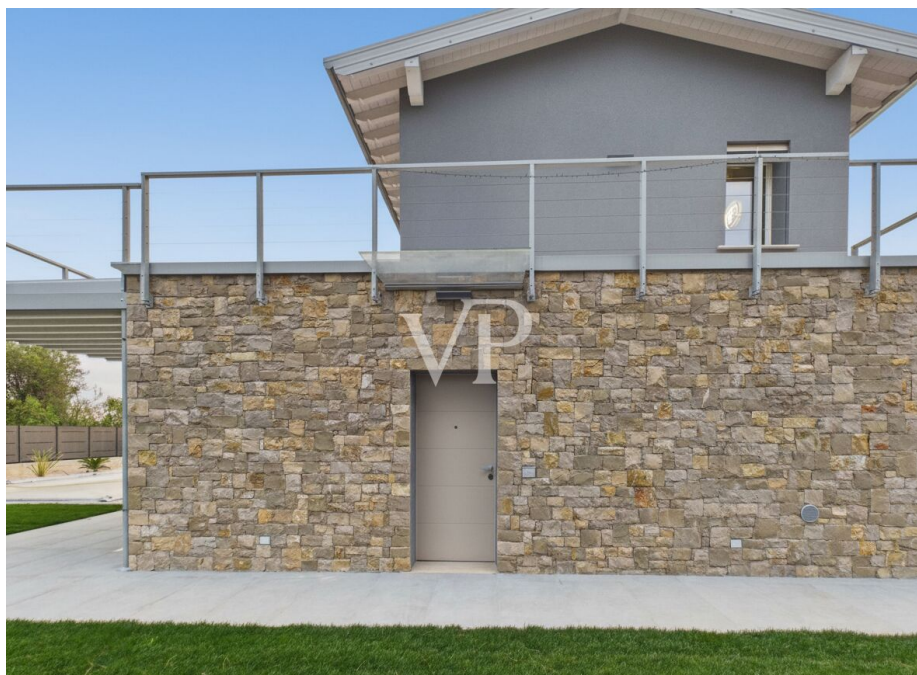
Property ID: IT264153182 - 25080 Moniga Del Garda - Lombardiei

The property



Property ID: IT264153182 - 25080 Moniga Del Garda - Lombardiei

The property



IN THE BEST LOCATION FOR YOU



Property ID: IT264153182 - 25080 Moniga Del Garda - Lombardiei

The property



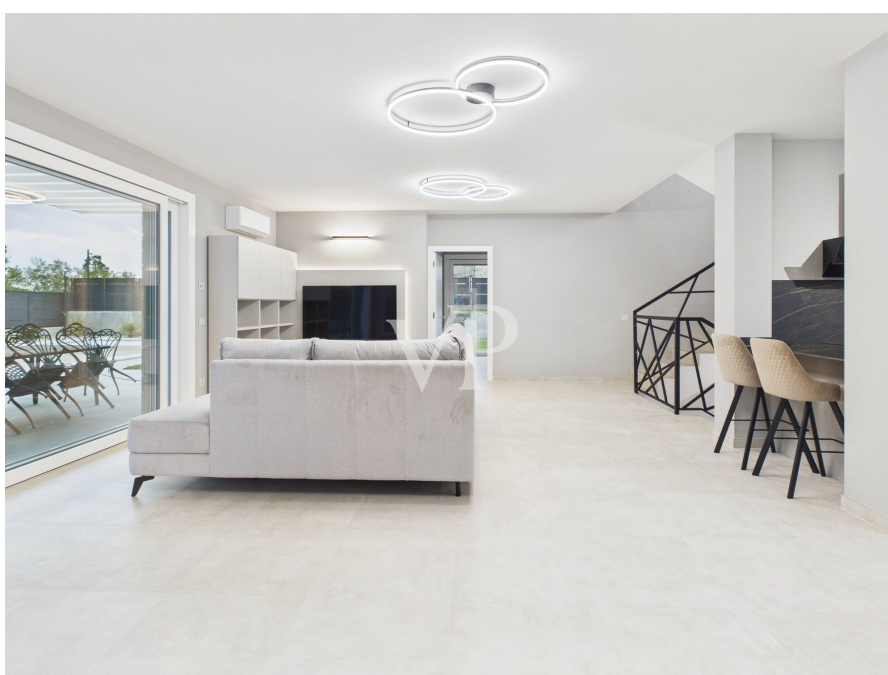
Property ID: IT264153182 - 25080 Moniga Del Garda - Lombardiei

The property



Property ID: IT264153182 - 25080 Moniga Del Garda - Lombardiei

The property



Property ID: IT264153182 - 25080 Moniga Del Garda - Lombardiei

The property



Property ID: IT264153182 - 25080 Moniga Del Garda - Lombardiei

The property



Property ID: IT264153182 - 25080 Moniga Del Garda - Lombardiei

The property



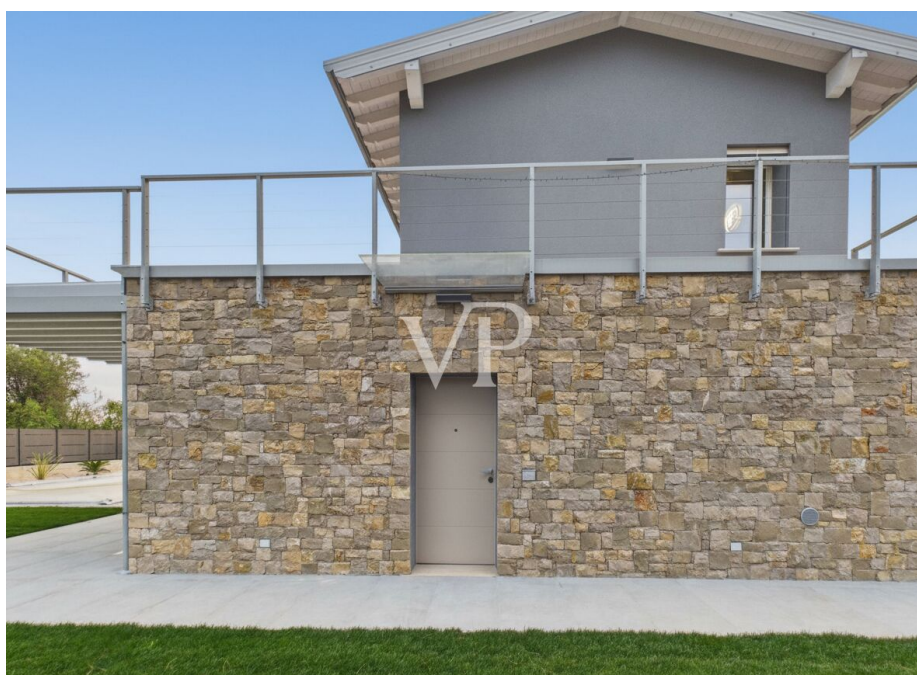
Property ID: IT264153182 - 25080 Moniga Del Garda - Lombardiei

The property



Property ID: IT264153182 - 25080 Moniga Del Garda - Lombardiei

The property



Property ID: IT264153182 - 25080 Moniga Del Garda - Lombardiei

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.

Property ID: IT264153182 - 25080 Moniga Del Garda - Lombardiei

A first impression

In one of the most sought-after residential areas of Moniga del Garda stands this contemporary villa of great charm, designed for those who want to live an exclusive living experience less than 1 km from the shores of Lake Garda. Modern architecture, generous spaces and advanced technologies make this property a true excellence in the Garda real estate scene.

The villa, with a commercial area of 361 m² (300 m² walkable), is on two levels above ground plus a basement, and enjoys a full exposure that ensures brightness and atmosphere at all times of the day. The large windows and the harmony between interior and exterior enhance the elegant and contemporary style of the entire residence.

On the ground floor, the spacious living area opens to the wonderful large private garden, a perfect oasis for relaxation, privacy and entertainment. Here dominates the private swimming pool, the centerpiece of summer life, surrounded by outdoor spaces designed to enjoy maximum tranquility.

On the second floor, a beautiful terrace offers a privileged perspective of the side lake view, creating a perfect setting for quiet moments or conviviality.

Key features:

361 m² commercial - 300 m² floor area

3 bedrooms

4 bathrooms with modern and sophisticated finishes

Large private garden perfectly usable

Private swimming pool with dedicated relaxation area

Panoramic terrace on the second floor

Premium home automation for integrated comfort and security management

Hot/cold air conditioning

Independent heating system

Alarm system, electric gate

Triple-glazed/PVC window frames for excellent thermal and acoustic performance

Natural stone flooring in lobby and staircase

Double garage parking space, plus a convenient laundry area in the basement

This villa represents a perfect synthesis of contemporary design, cutting-edge technology and quality of life. An ideal solution for those seeking an exclusive home, close to the lake and

immersed in the tranquility typical of the Garda area.

Property ID: IT264153182 - 25080 Moniga Del Garda - Lombardie

All about the location

Moniga del Garda and Lake Garda - A unique setting between history and natural beauty

Moniga del Garda, jewel of the Valtenesi valley, is a village of authentic and timeless charm, where history, nature and lifestyle meet. Its medieval historic center, with its famous 10th-century castle, cobblestone alleys and flower-filled piazzas, recounts centuries of Garda tradition and culture. Amidst olive groves, vineyards and panoramic views, the village offers collected and evocative atmospheres, ideal for those seeking tranquility and beauty.

Just a stone's throw away, Lake Garda enchants with breathtaking views, crystal-clear waters, and a mild climate conducive to year-round outdoor living. Peaceful beaches, lakeside walks and sporting activities combine with an upscale natural and cultural setting, ideal for those seeking quality of life, privacy and sophistication.

Moniga del Garda and Lake Garda thus offer an exclusive setting, perfect for living or investing, where beauty, history, and comfort create a rare and fascinating balance.

Property ID: IT264153182 - 25080 Moniga Del Garda - Lombardei

Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

Largo Dante Alighieri, n.3, 25087 Salò

Tel.: +39 0365 690596

E-Mail: salo@von-poll.com

To the Disclaimer of von Poll Immobilien GmbH

www.von-poll.com