

PROPERTY FOR SALE on Garda Lake
Gardone Riviera (BS)



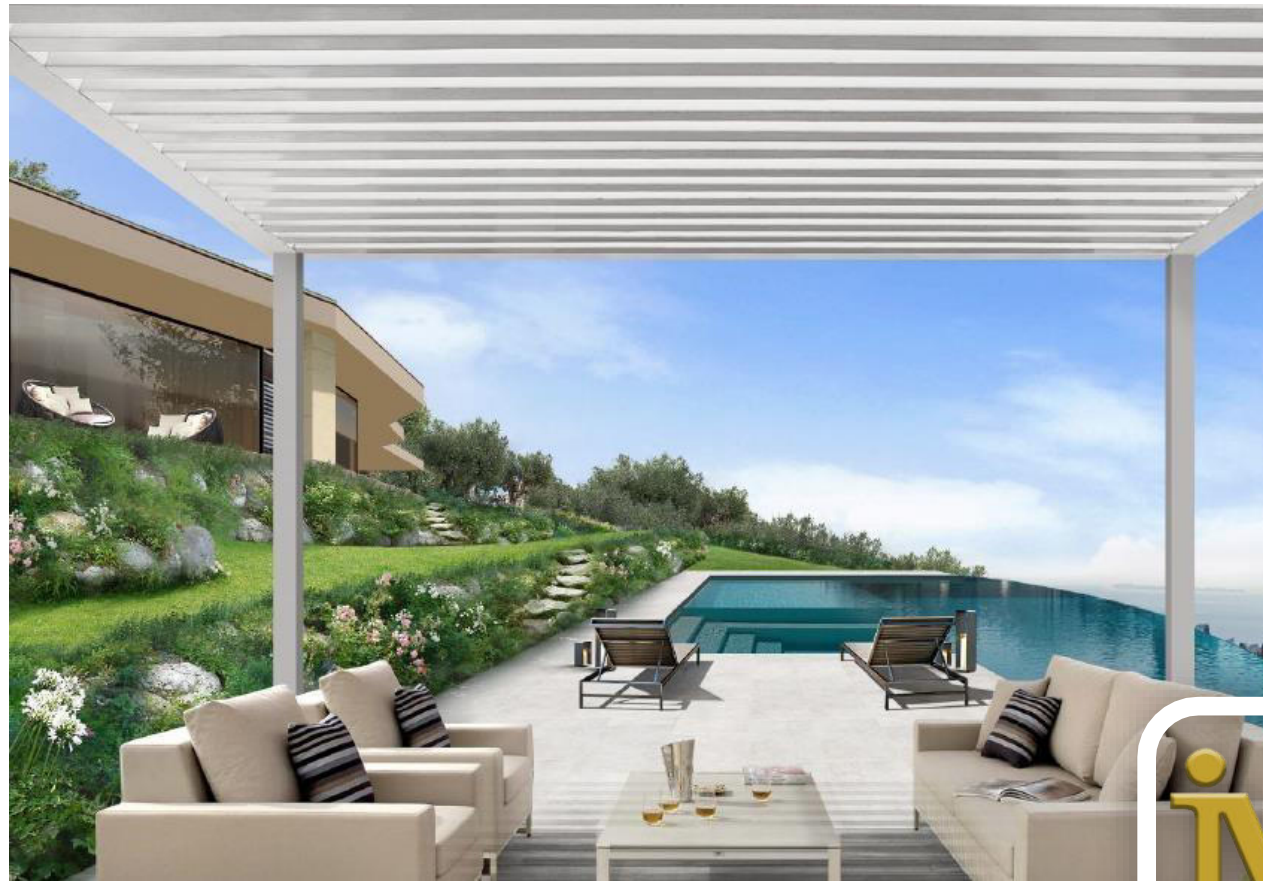
Modern Luxury VILLA

NEW PANORAMIC CONSTRUCTION

VILLA VITTORIALE
lovely view of Lake Garda



off-market property



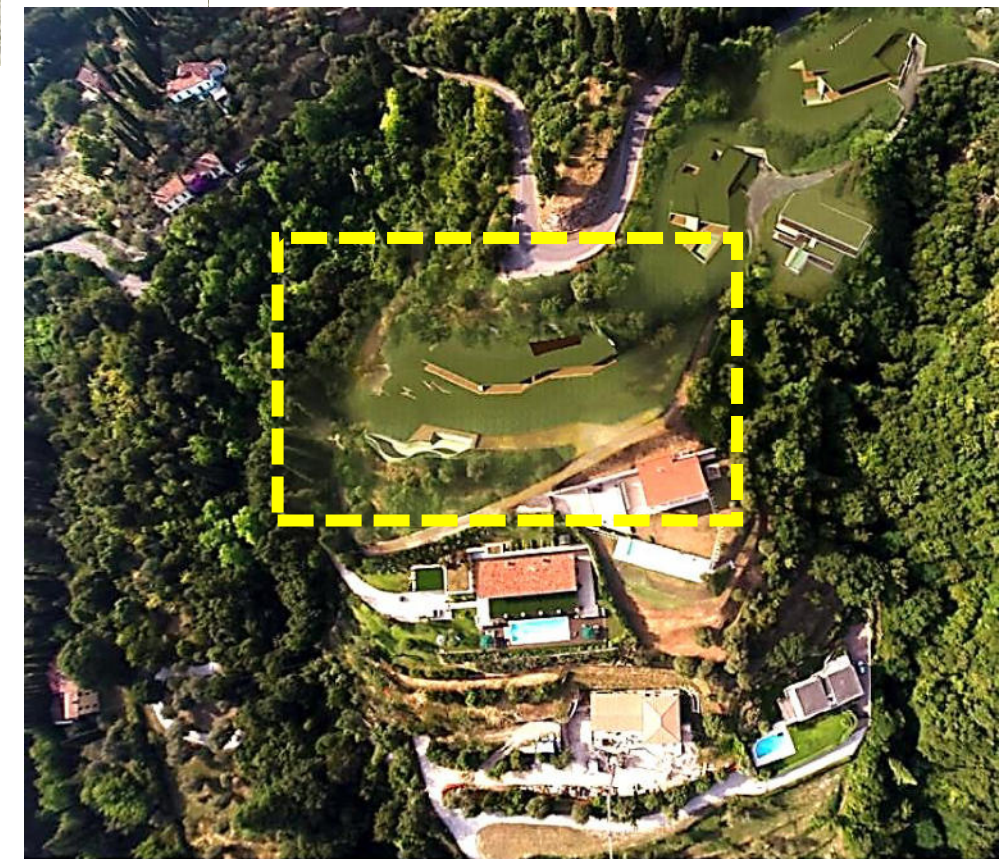
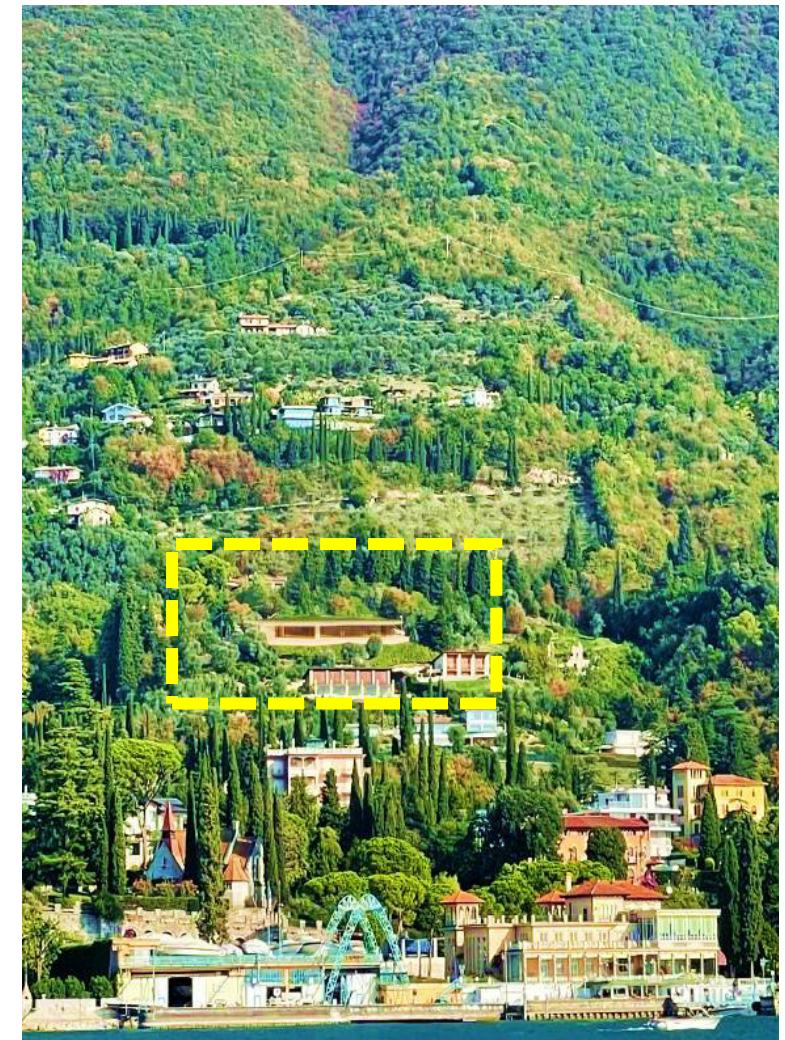
The Villa enjoys an exclusive position a few meters from the “Vittoriale degli Italiani”.

The property is structured on two levels for a total of 1,300 covered square meters. The park is 14,000 meters.



It has an outdoor swimming pool and an indoor swimming pool (14 meters by 10 metres).

Relaxation area with Sauna, Turkish bath and Gym.



Less than a kilometer away, the center of Gardone Riviera can be reached via the panoramic Gardesana road.

Private access guarantees maximum privacy.

The insertion and the particular shape of the project make the villa a single body with the surrounding hill.



Prestigious materials and use of local stone for finishes.

Continuous glazing and wise use of light thanks to the large light well.

Sections and perspectives Villa Vittoriale:



Exclusive view of Lake Garda and the Vittoriale degli Italiani:



Details of the large window that embraces the front exposed to southeast:



Private position with panoramic views of the vegetation and Lake Grada:











- Surface area used for housing e services 1,300 m²
- Areas intended for swimming pool 880 m²
- Parking spaces, garages and cellars/storage for approximately 640 m²



- Ground floor with garden and covered terrace
- Living area: three bedrooms, living room, kitchens, three bathrooms, rooms for technical use
- Basement: apartment of caretaker, hot areas with swimming pool





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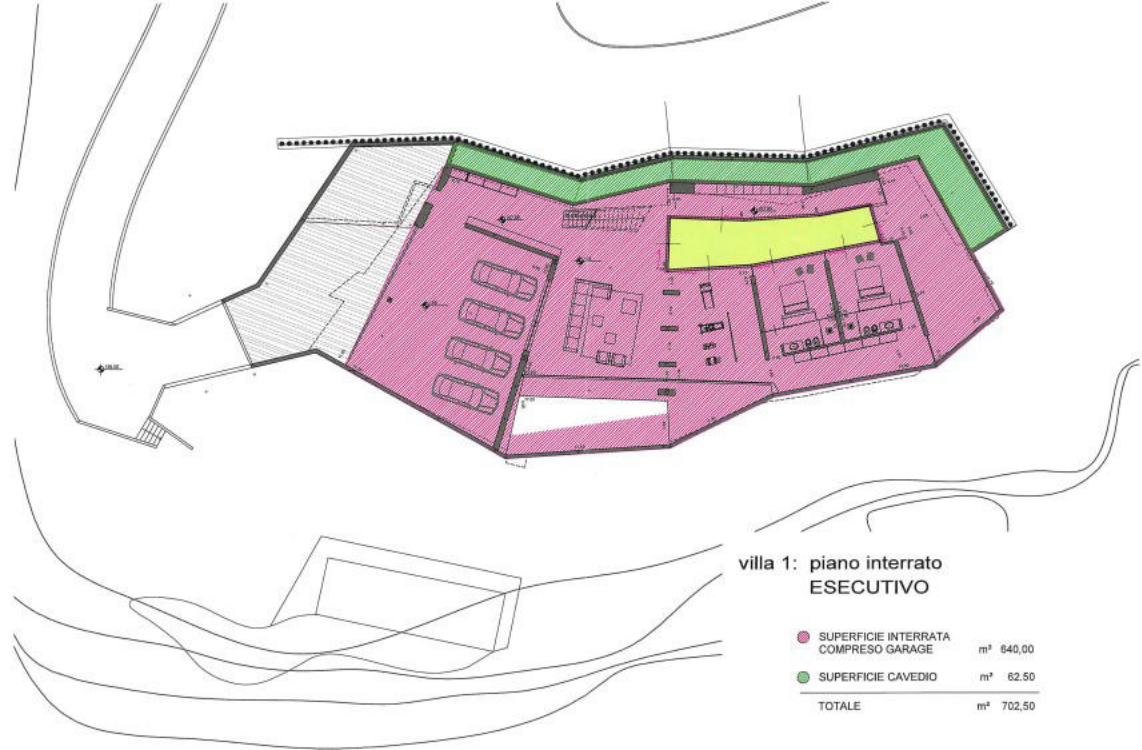


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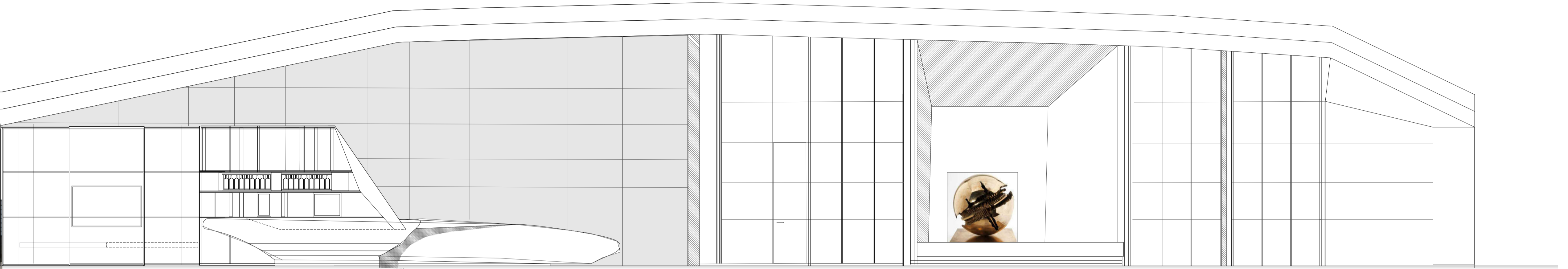


**villa 1: piano interrato
ESECUTIVO**

	SUPERFICIE INTERRATA COMPRESO GARAGE	m ² 640,00
	SUPERFICIE CAVEDIO	m ² 62,50
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	TOTALE	m ² 702,50

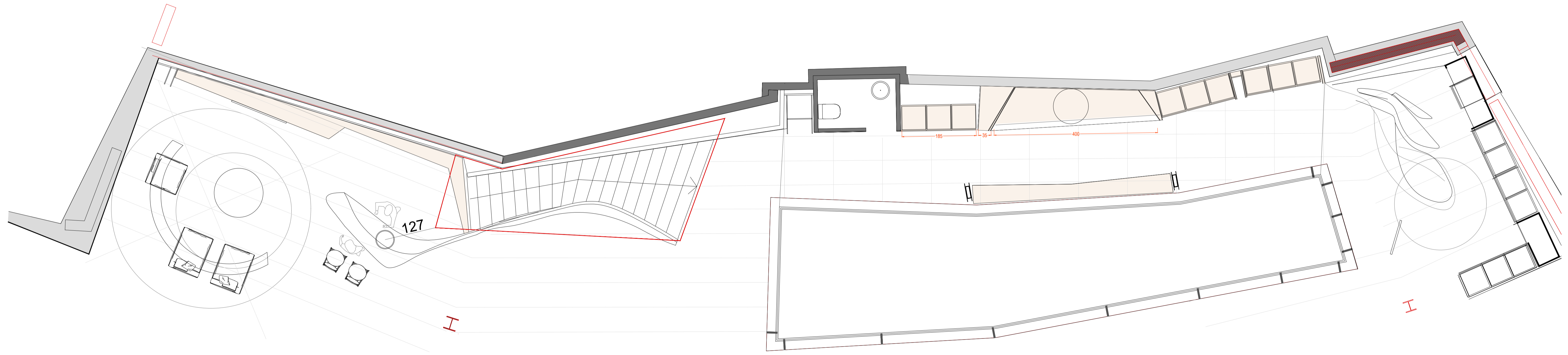


concept: banco bar - parapetto



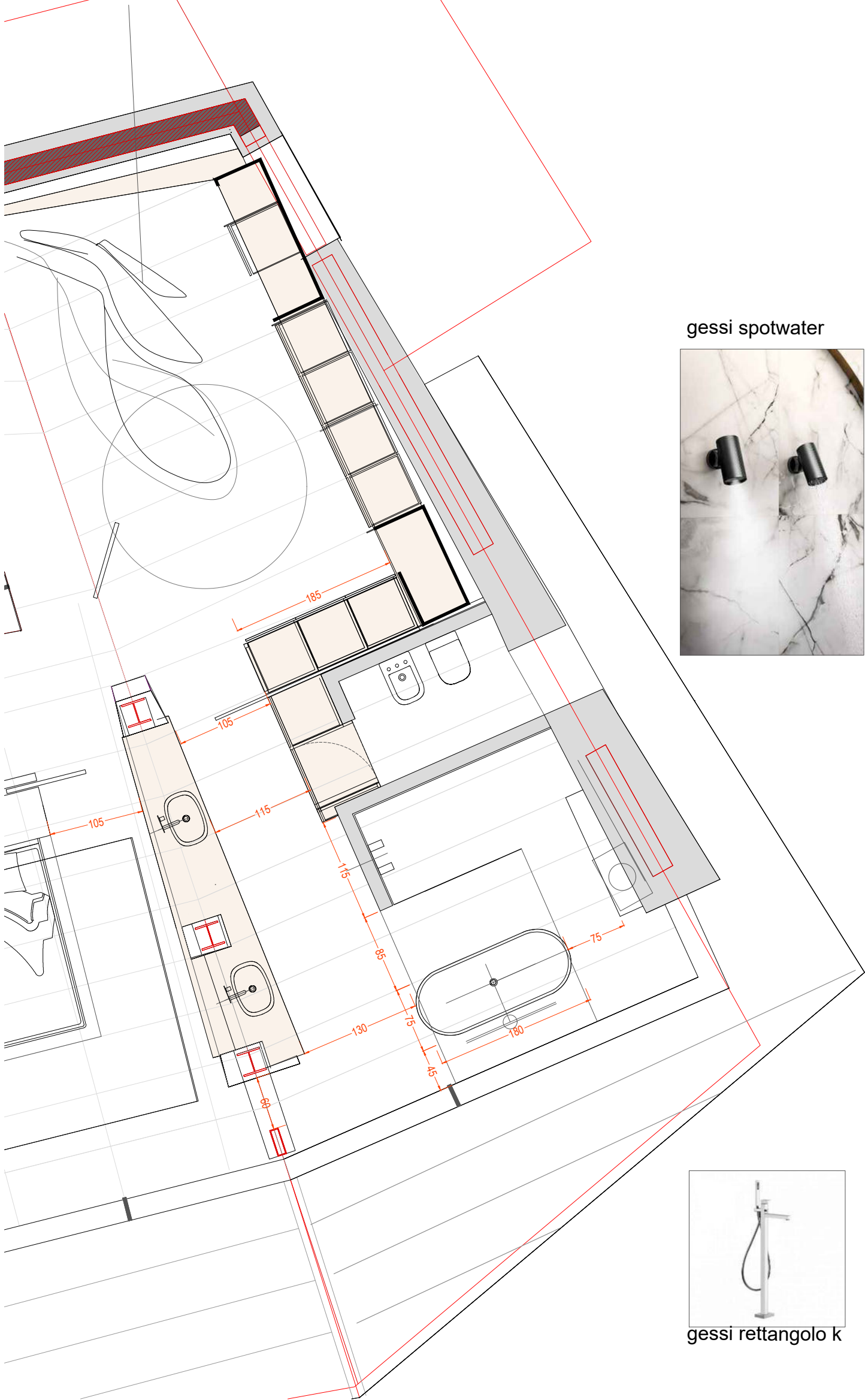
concept: pannelli delle armadiature a tutta altezza continuano entro il taglio del controsoffitto

PROSPETTO SOGGIORNO E GALLERIA





concept: scrivania con divano boutique



gessi spotwater



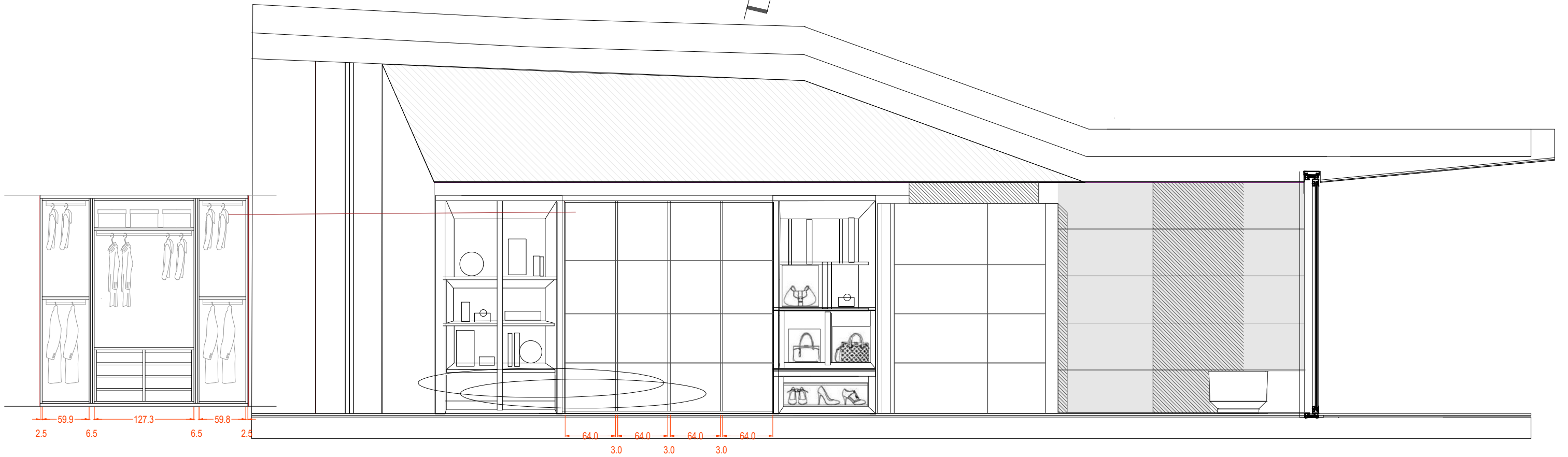
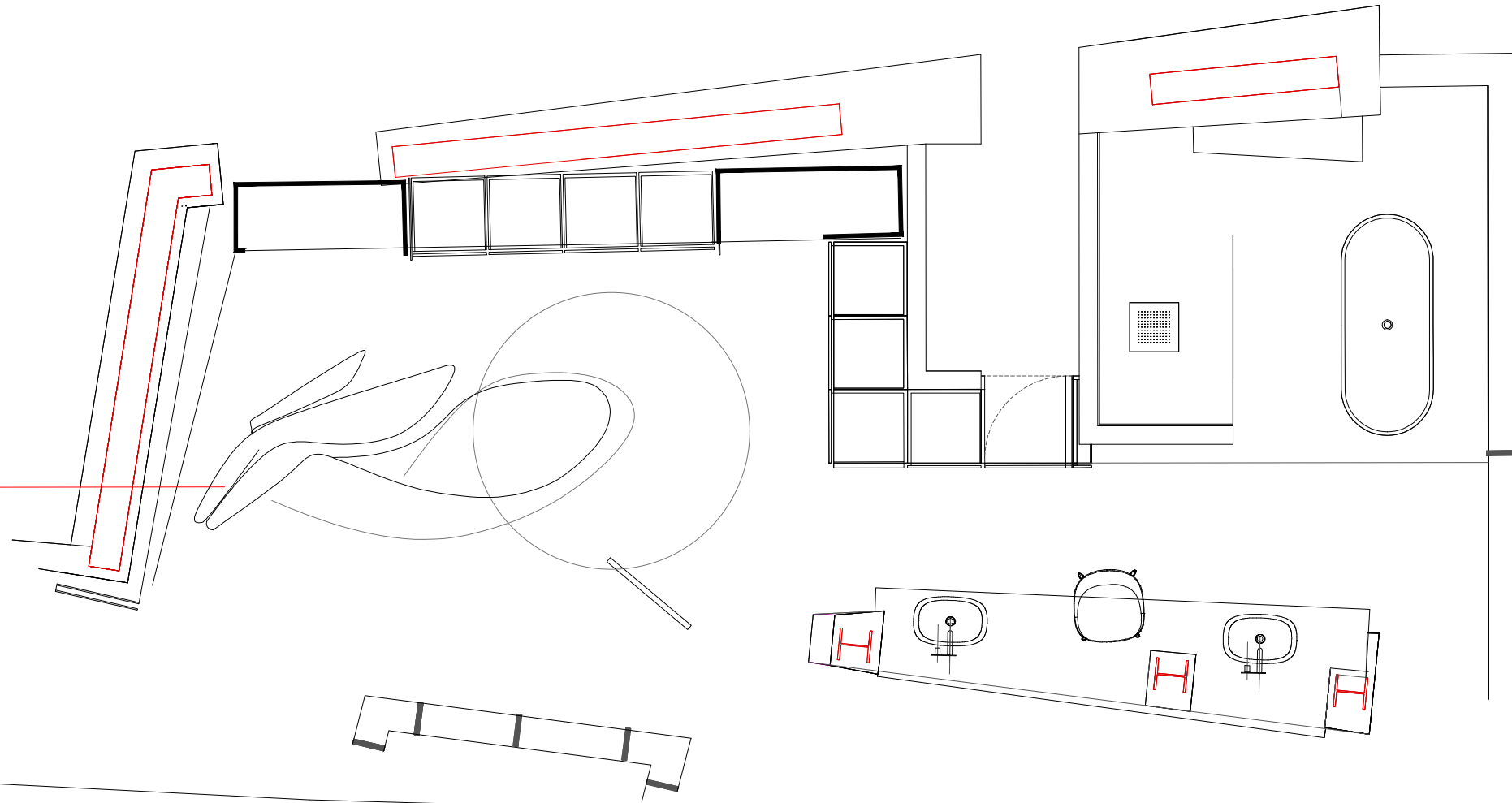
gessi HIFI



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ANTONIO LUPI BORGHI



PROSPETTO BOUTIQUE BAGNO