

Colognola Ai Colli – Colognola ai Colli

Exclusive villa with private pool and state-of-the-art technology

Property ID: IT254151943



www.von-poll.it

PURCHASE PRICE: 540.000 EUR • LIVING SPACE: ca. 150 m² • ROOMS: 10 • LAND AREA: 180 m²

Property ID: IT254151943 - 37030 Colognola Ai Colli – Colognola ai Colli

- At a glance
- The property
- Energy Data
- Floor plans
- A first impression
- Contact partner

Property ID: IT254151943 - 37030 Colognola Ai Colli – Colognola ai Colli

At a glance

Property ID	IT254151943
Living Space	ca. 150 m²
Rooms	10
Bedrooms	3
Bathrooms	3
Type of parking	2 x Other

Purchase Price	540.000 EUR
Commission	Subject to commission
Total Space	ca. 260 m²
Equipment	Swimming pool

Property ID: IT254151943 - 37030 Colognola Ai Colli – Colognola ai Colli

Energy Data

Energy Source	Electro	Energy Certificate	Energy demand certificate
Energy certificate valid until	30.04.2035	Final Energy Demand	35.00 kWh/m²a
Power Source	Electric	Energy efficiency class	A

Property ID: IT254151943 - 37030 Colognola Ai Colli – Colognola ai Colli

The property



Property ID: IT254151943 - 37030 Colognola Ai Colli – Colognola ai Colli

The property



Property ID: IT254151943 - 37030 Colognola Ai Colli – Colognola ai Colli

The property



Property ID: IT254151943 - 37030 Colognola Ai Colli – Colognola ai Colli

The property



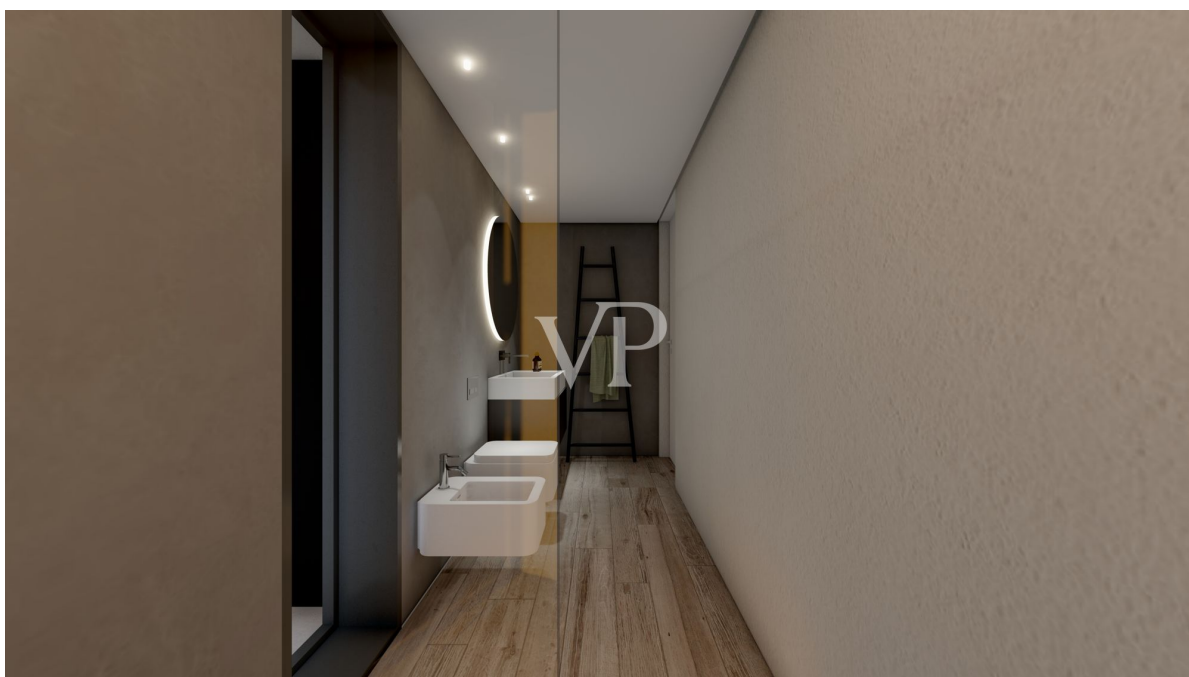
Property ID: IT254151943 - 37030 Colognola Ai Colli – Colognola ai Colli

The property



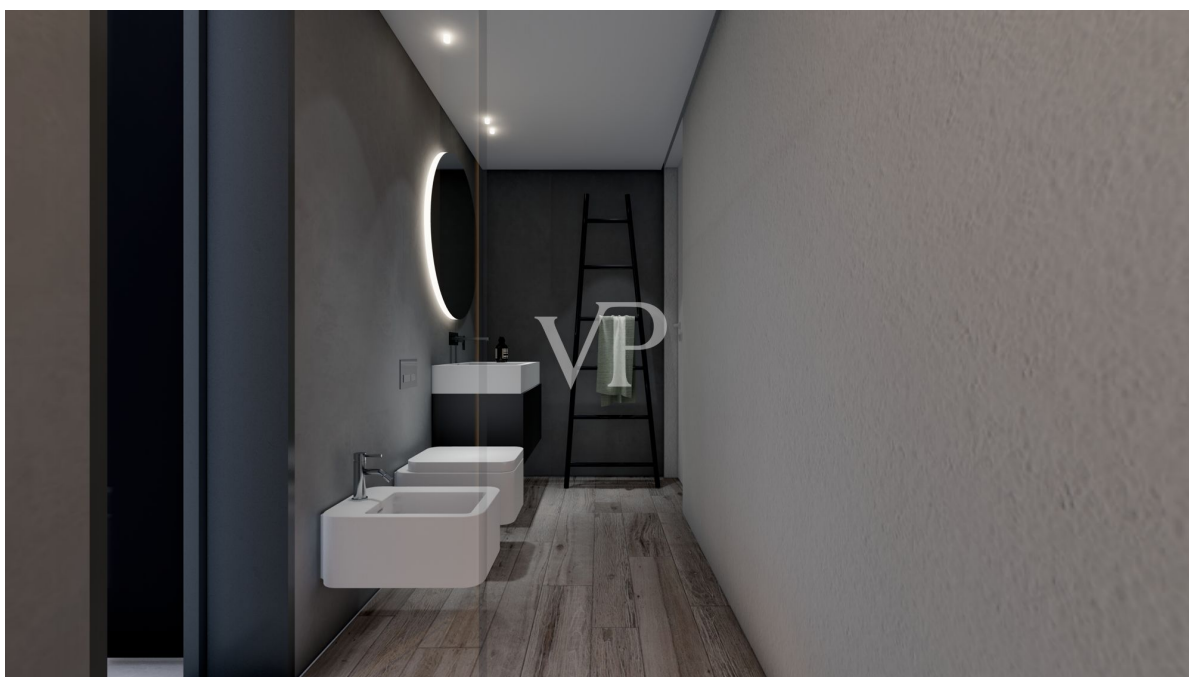
Property ID: IT254151943 - 37030 Colognola Ai Colli – Colognola ai Colli

The property



Property ID: IT254151943 - 37030 Colognola Ai Colli – Colognola ai Colli

The property



Property ID: IT254151943 - 37030 Colognola Ai Colli – Colognola ai Colli

The property



Property ID: IT254151943 - 37030 Colognola Ai Colli – Colognola ai Colli

The property



Property ID: IT254151943 - 37030 Colognola Ai Colli – Colognola ai Colli

The property



Property ID: IT254151943 - 37030 Colognola Ai Colli – Colognola ai Colli

The property



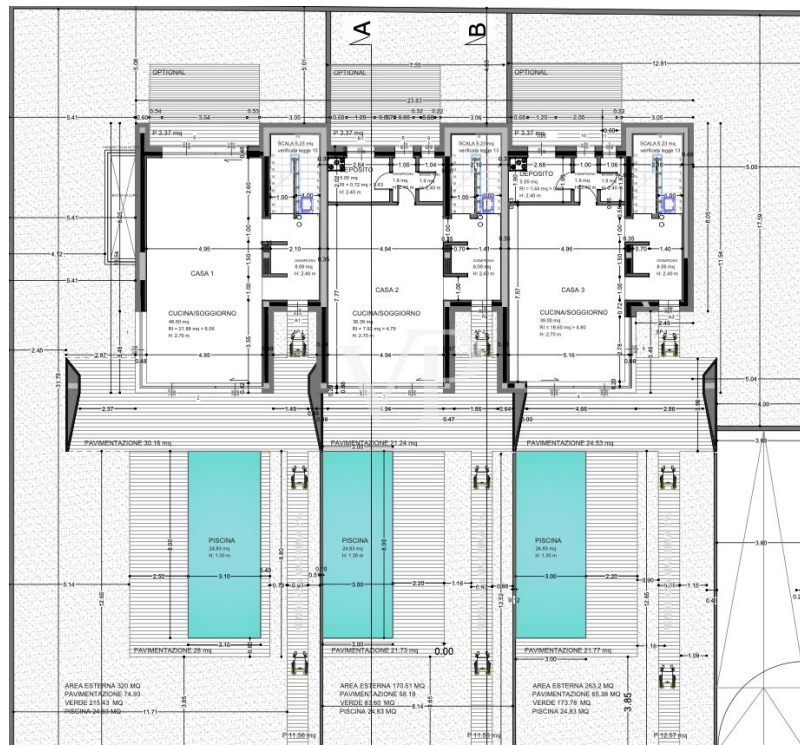
Property ID: IT254151943 - 37030 Colognola Ai Colli – Colognola ai Colli

The property



Property ID: IT254151943 - 37030 Colognola Ai Colli – Colognola ai Colli

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: IT254151943 - 37030 Colognola Ai Colli – Colognola ai Colli

A first impression

Colognola ai Colli (VR) - Exclusive designer townhouses with private pool and state-of-the-art technologies

Within an elegant newly built residential subdivision, strategically located and well connected to the main arterial roads, we offer for sale two exclusive terraced villas (central and right unit), part of the innovative building project "Pool Cube3 Villas", signed by architect Federico Cappellina.

The units are distinguished by contemporary architecture, clean lines and extreme attention to detail, both aesthetically and functionally. Each villa is designed with particular attention to living comfort, energy efficiency and daily well-being, integrating the latest technologies in a residential context of high standing.

The villas, independent and equipped with private access, are developed on several levels and benefit from an 'optimal southern exposure, designed to ensure maximum natural light throughout the day.

Main equipment:

- 3 kW photovoltaic system with storage battery
- Ducted controlled mechanical ventilation (VMC) system
- External thermal coat of 20 cm + additional internal insulation of 10 cm
- Private 24 sqm in-ground pool positioned on the front of the house
- High-end customizable finishes, flooring, window and door frames, wall coverings and architectural details selected to ensure a prestigious final result

The project, signed by Federico Cappellina, is characterized by a coherent architectural vision, modern and integrated into the context, designed for a clientele seeking quality, functionality and style.

Current availability:

- 1 villa already sold
- 2 units available (central and right side)

A unique real estate proposal, ideal both as a high-profile first home and as a quality investment property.



VON POLL
REAL ESTATE

Contact us to receive specifications, detailed floor plans and to schedule an appointment on site.

Property ID: IT254151943 - 37030 Colognola Ai Colli – Colognola ai Colli

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