

Toscolano Maderno

Villa Sanico - Timeless architecture with a view of Lake Garda

Property ID: IT252942435



www.von-poll.it

PURCHASE PRICE: 2.500.000 EUR • LIVING SPACE: ca. 148,78 m² • ROOMS: 8

Property ID: IT252942435 - 25088 Toscolano Maderno

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

Property ID: IT252942435 - 25088 Toscolano Maderno

At a glance

Property ID	IT252942435
Living Space	ca. 148,78 m ²
Rooms	8
Bedrooms	4
Bathrooms	2
Year of construction	2025

Purchase Price	2.500.000 EUR
Commission	Subject to commission
Total Space	ca. 318 m ²
Usable Space	ca. 173 m ²
Equipment	Terrace, Swimming pool

Property ID: IT252942435 - 25088 Toscolano Maderno

Energy Data

Type of heating	District heating	Energy Certificate	Energy demand certificate
Energy Source	Remote	Final Energy Demand	20.00 kWh/m²a
Energy certificate valid until	03.09.2036	Energy efficiency class	A
		Year of construction according to energy certificate	2025

Property ID: IT252942435 - 25088 Toscolano Maderno

The property



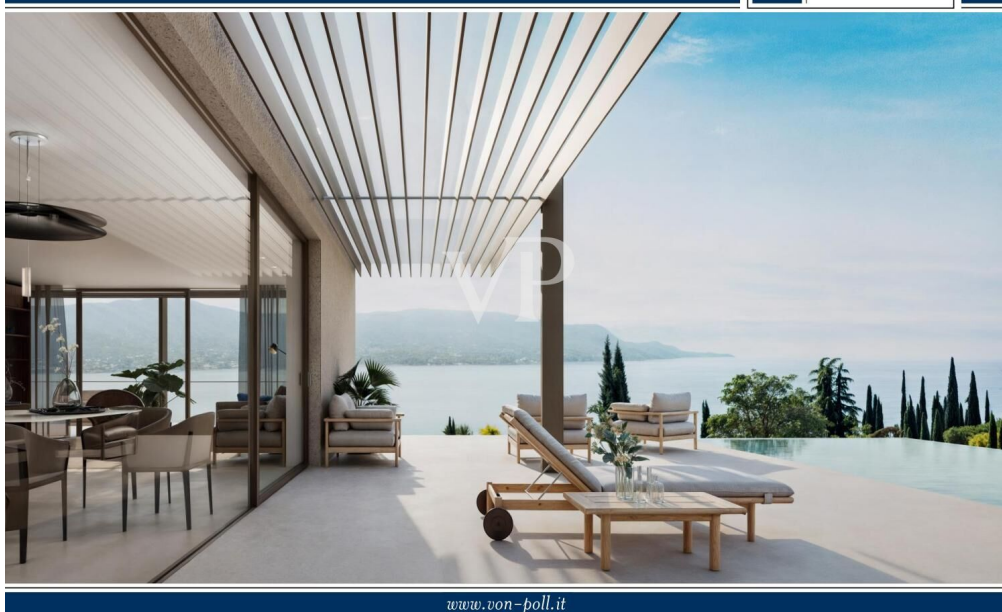
Property ID: IT252942435 - 25088 Toscolano Maderno

The property



Property ID: IT252942435 - 25088 Toscolano Maderno

The property



www.von-poll.it



Property ID: IT252942435 - 25088 Toscolano Maderno

The property



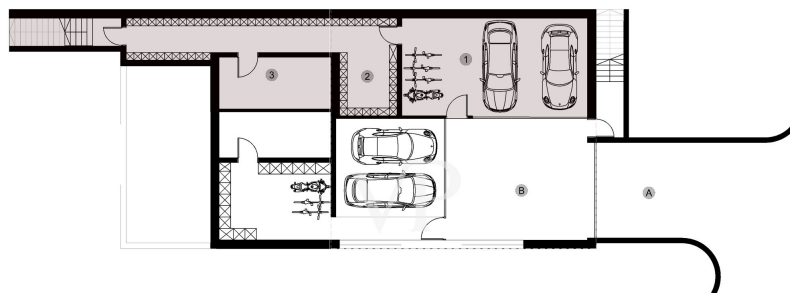
Property ID: IT252942435 - 25088 Toscolano Maderno

The property



Property ID: IT252942435 - 25088 Toscolano Maderno

Floor plans



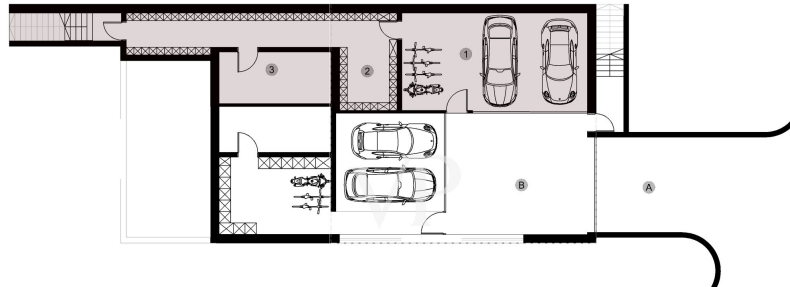
A	Zufahrt / Entrata
B	Verkehrsfläche / area di manovra

RIVIERA V1	
1	Garage
2	Keller / cantina
3	Technikraum / vano tecnico
Piscina	
Superficie	



A	Zufahrt / Entrata
B	Verkehrsfläche / area di manovra
C	Garten / giardino
D	Terrasse / terrazza
E	Pool / piscina

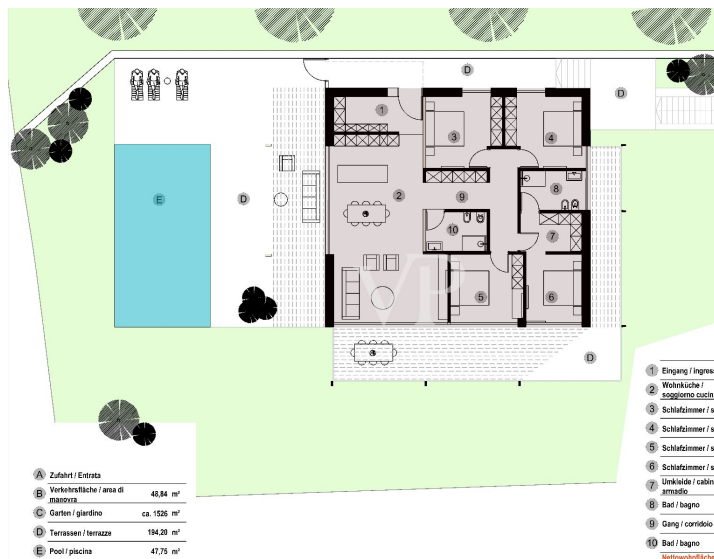
RIVIERA V1	
1	Eingang / ingresso
2	Wohnküche / soggiorno cucina
3	Schlafzimmer / stanza da letto
4	Schlafzimmer / stanza da letto
5	Schlafzimmer / stanza da letto
6	Schlafzimmer / stanza da letto
7	Uniküche / cabina armadio
8	Bad / bagno
9	Gang / corridoio
10	Bef / bagno
Verkehrsfläche /	
Superficie netta villa	



A	Zufahrt / Entrata	
B	Verkehrsfläche / area di manovra	48,84 m²

RIVIERA V1

1	Garage	59,25 m²
2	Keller / cantina	37,13 m²
3	Technikraum / vano tecnico	16,07 m²
	Fläche / Superficie	103,45 m²



A	Zufahrt / Entrata	
B	Verkehrsfläche / area di manovra	48,84 m²
C	Garten / giardino	ca. 1526 m²
D	Terrassen / terrazze	194,28 m²
E	Pool / piscina	47,75 m²

RIVIERA V1

1	Eingang / ingresso	8,78 m²
2	Wohnküche / soggiorno cucina	51,92 m²
3	Schlafzimmer / stanza da letto	14,57 m²
4	Schlafzimmer / stanza da letto	14,83 m²
5	Schlafzimmer / stanza da letto	13,65 m²
6	Schlafzimmer / stanza da letto	10,42 m²
7	Umkleide / cabina armadio	6,56 m²
8	Bad / bagno	7,17 m²
9	Gang / corridoio	14,56 m²
10	Bad / bagno	6,72 m²
	Verkehrsfläche / Superficie netta villa	148,78 m²

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: IT252942435 - 25088 Toscolano Maderno

A first impression

On the western shore of Lake Garda, nestled in the gentle slopes between olive groves, cypresses and Mediterranean vegetation, a villa is being built that redefines the concept of living. In Sanico, one of the most sought-after locations in the region, a property is rising that combines modern architecture, the highest quality of construction and the incomparable beauty of the Italian Riviera to create a unique overall experience. This exclusive residence is scheduled for completion in 2026 and is already considered a project that stands out for its clarity, elegance and location.

The architecture follows a line that focuses on simplicity and generosity while integrating into the surrounding landscape. Floor-to-ceiling windows open up the rooms to the lake and allow an unobstructed view of the glistening water. The design combines state-of-the-art technology with Mediterranean flair: bright, light-flooded rooms, fine materials and a well thought-out room concept that allows for both retreat and encounters.

This villa is not a house in the traditional sense, but rather a place that embodies quality of life at the highest level. Those who live here enjoy not just a property, but an attitude to life - characterized by peace, privacy and the immediate proximity to the cultural and culinary wealth of Lake Garda. A place where you arrive and immediately understand: This is where the essence of Italy, the elegance of contemporary architecture and the longing for a home that is more than just four walls come together.

Property ID: IT252942435 - 25088 Toscolano Maderno

Details of amenities

The villa extends over two floors and is designed for spaciousness and harmony in every respect. The garages and functional cellar rooms are located in the basement, while the first floor is dedicated to living as the main level. Here, the interior design masterfully combines openness and privacy: Four bedrooms, some with en-suite bathrooms and dressing rooms, offer retreats of remarkable intimacy, while the spacious living areas focus on meeting and socializing.

The seamless connection between indoor and outdoor areas is particularly impressive. Large window fronts with high-quality triple glazing allow daylight to flood into the rooms and create flowing transitions to the terraces and garden. The interior fittings meet the highest standards: fine oak floors in the living and sleeping areas, large-format designer tiles in the bathrooms and entrance areas as well as timelessly modern doors and window frames that create a harmonious overall look.

The villa also impresses in technical terms with its consistent quality standards. Underfloor heating provides cozy warmth in all rooms, which can be individually regulated using state-of-the-art control systems. This is complemented by a living room ventilation system that ensures a healthy and pleasant indoor climate.

The outdoor area is just as carefully designed as the interior. The Mediterranean garden frames the architecture and forms the backdrop for the spacious infinity pool, which creates an incomparable focal point with its sweeping views over the lake. The possibility of integrating an outdoor kitchen with barbecue area underlines the idea of a house that is not just a living space, but a living space in the most comprehensive sense.

Property ID: IT252942435 - 25088 Toscolano Maderno

All about the location

Sanico, an exclusive district of the municipality of Toscolano Maderno, is situated in one of the most privileged locations on south-western Lake Garda. This region combines the majestic panoramas of Monte Baldo and Monte Pizzocolo with the serenity of the lake and the way of life for which Italy is famous. Here, the Mediterranean climate meets Alpine freshness, lush olive groves, lemon gardens and cypress avenues combine to create a landscape that has inspired artists, poets and travelers for centuries.

Sanico's proximity to Gardone Riviera, Lake Garda's renowned luxury zone, gives it a special radiance. Villas from the Belle Époque, renowned restaurants, exclusive boutiques and traditional hotels characterize this area, which is characterized by a cultivated yet relaxed lifestyle. Golf enthusiasts will find some of the most beautiful courses in northern Italy in the immediate vicinity, including the historic Bogliaco Golf Club, while water sports, hiking and cycling offer a wide range of opportunities for active recreation.

The infrastructure around Sanico combines the tranquillity of an oasis of retreat with international accessibility. Verona airport can be reached in around 45 minutes and the metropolis of Milan in around two hours. Ferry connections make it easy to reach the eastern shore of the lake and experience the diversity of the region in all its breadth. Cultural events, local markets and culinary experiences - from fresh fish to excellent wines and high-quality olive oil - underline the special quality of life in this region.

Sanico is therefore a place that attracts all those who are looking for something special: a retreat full of peace and beauty, embedded in a landscape that combines Mediterranean lightness and cultural depth. Those who live here don't just live on Lake Garda - they live in the heart of a region that has been the epitome of the Italian way of life for centuries.

Property ID: IT252942435 - 25088 Toscolano Maderno

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