Soiano Del Lago – Soiano del Lago

Stunning lake view villa

Property ID: IT264922944

PURCHASE PRICE: 2.620.000 EUR • LIVING SPACE: ca. 397 m^2 • ROOMS: 15 • LAND AREA: 2.000 m^2

Property ID: IT264922944 - 25080 Soiano Del Lago – Soiano del Lago

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

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At a glance

Property ID	IT264922944
Living Space	ca. 397 m²
Available from	21.04.2026
Rooms	15
Bedrooms	4
Bathrooms	5
Year of construction	2026
Type of parking	6 x Other

Purchase Price	2.620.000 EUR
House	Single-family house / Detached house
Commission	Subject to commission
Total Space	ca. 556 m²
Usable Space	ca. 437 m²
Equipment	Terrace, Swimming pool, Sauna, Balcony

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Energy Data

Type of heating	Underfloor heating
Energy information	At the time of preparing the document, no energy certificate was available.

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A first impression

This newly built villa, with a dominant lake view, comes from a project with attention to every detail according to high quality standards, where aesthetics, comfort and livability dialogue in a natural and elegant way.
Set in an exclusive context, the property is surrounded by a private garden that guarantees absolute privacy and creates a harmonious continuity between indoor and outdoor spaces.
The infinity pool, perfectly integrated, becomes the scenic centerpiece of the villa, further enhancing the open view of the lake.
The house is developed on several levels.
On the ground floor is a well-distributed sleeping area, consisting of two bedrooms each with private bathroom, as well as a master room with en suite bathroom and walk-in closet.
Completing the floor is a large and bright living area, designed to experience the space in a fluid way, with direct access to the lake-view terrace.
The basement has been conceived as an environment dedicated to relaxation and entertainment. Here we find a second living area directly overlooking the pool, a guest room, a spa, a refined wine room, as well as laundry and technical rooms serving the property.
The property is in a state of progress with estimated completion time in about 3-4 months, thus offering the possibility to customize the last details according to one's taste.
Already included in the price are valuable elements, including planed wood floors, complete heated swimming pool equipped with shutter and custom-made kitchen.
A solution designed for those who want a modern villa with lake views, fine finishes and the possibility to live it in a short time, without compromises.

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Details of amenities

Estimated status of work:
Building works 95%
Electrical system 40%
Plumbing 50%
Heating and cooling system 50%
Photovoltaic system 0%
Interior doors 0%
Exterior flooring 0%
Garden 0%
Estimated value by completion € 350,000

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All about the location

Soiano del Garda is a town of 2,733 inhabitants located in the province of Brescia, in the Valtenesi area near Lake Garda.
It is known mainly for the production of Garda Wine and Olive Oil and for its wine cellars.
Location and climate
The climate is mild throughout the year and very comfortable. On wonderful spring days one can witness the triumph of nature in bloom, in summer the light breeze mitigates the high temperatures, autumn offers enchanting sunny days, and even in winter the temperatures remain pleasant.
Natural beauties in the surroundings
Garda Island, the largest island on the entire Lake Garda, belongs to the municipality of San Felice del Benaco. On the island is the luxurious palace of the Cavazza family, surrounded by beautiful Italian gardens and a rich forest composed of cypresses, acacias, and pines. Guided tours of this breathtaking island are organized with the Cavazza family between April and October. Feel the heavenly atmosphere of this small island on your skin.
The Heller Botanical Garden and the Vittoriale degli Italiani are popular destinations for visitors from all over the world.The mountains above, by the way easily accessible on foot, offer breathtaking scenery.
Garda's culinary arts
Various are the excellent restaurants in the area but the most renowned are :Lido 84 (starred restaurant), Il Benaco, L'orologio,Trattoria Picedo and excellent pizzerias.
Countless are the wine cellars where you can taste local wine and olive oil.
Lake Garda sports
Lake Garda is known for water sports, first and foremost sailing with the important regattas held every year in the Benaco waters, but also wakeboarding (water skiing), kitesurfing, windsurfing, canoeing, snorkeling, not forgetting the hottest water sport of the moment: stand up paddling (SUP).
Thrill-seekers can experience the thrill of hang gliding and paragliding from the top of Mount Spino and Mount Baldo.
Several golf courses are reachable within 2 km , Arzaga, Garda Golf and Colombaro.
Walks on foot, bicycle or horseback will make your experiences magical , there are more than 100 km of bicycle paths going from the lakeside to hillside trails.
For snow lovers, the prestigious resort of Madonna di Campiglio can be reached in just under two hours by car.
Public and private ports
- Port of Manerba (public and private)
- Port of Portese (public and private)
- Port of San Felice (public)

Manerba beaches and surroundings
Spiaggia delle Rive.
Mill Beach and Mokai Beach.
Bau Beach in Salò
Rive Grandi beach in Barbarano.
Rimbalzello Beach.
For the little ones and beyond.
10 amusement parks not to be missed on Lake Garda ; smiles , fun, carefree family vacation....Gardaland Park, Gardaland Sea Life Aquarium, Caneva Aquapark, Movieland: The Hollywood Park, Medieval Times, the Knights Rodeo, Busatte Adventure, Parco Natura Viva, Parco Giardino Sigurtà, Elias Adventure Park,Jungle Adventure Park in addition to public and private parks where you can admire all types of native flowers.

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