

Moniga Del Garda - Lombardiei

New contemporary villa with private pool in the heart of Moniga del Garda

Property ID: IT264152953



www.von-poll.it

PURCHASE PRICE: 900.000 EUR • LIVING SPACE: ca. 118,46 m² • ROOMS: 4

Property ID: IT264152953 - 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: IT264152953 - 25080 Moniga Del Garda - Lombardei

At a glance

Property ID	IT264152953
Living Space	ca. 118,46 m²
Rooms	4
Bedrooms	3
Bathrooms	3
Year of construction	2026
Type of parking	2 x Other

Purchase Price	900.000 EUR
Commission	subject to commission
Total Space	ca. 155 m²
Equipment	Swimming pool

Property ID: IT264152953 - 25080 Moniga Del Garda - Lombardiei

Energy Data

Type of heating	Underfloor heating
Energy Source	Solar

Energy Certificate	Energy demand certificate
Energy efficiency class	A+

Property ID: IT264152953 - 25080 Moniga Del Garda - Lombardiei

The property



Property ID: IT264152953 - 25080 Moniga Del Garda - Lombardiei

The property



Property ID: IT264152953 - 25080 Moniga Del Garda - Lombardei

The property



Property ID: IT264152953 - 25080 Moniga Del Garda - Lombardiei

The property



Property ID: IT264152953 - 25080 Moniga Del Garda - Lombardei

The property



www.von-poll.it



Property ID: IT264152953 - 25080 Moniga Del Garda - Lombardiei

The property



Property ID: IT264152953 - 25080 Moniga Del Garda - Lombardiei

The property



Property ID: IT264152953 - 25080 Moniga Del Garda - Lombardiei

The property



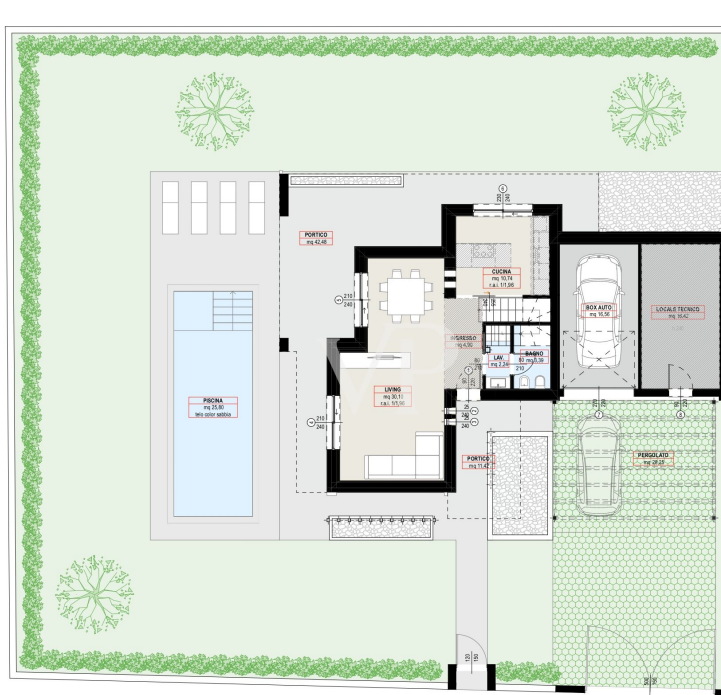
Property ID: IT264152953 - 25080 Moniga Del Garda - Lombardiei

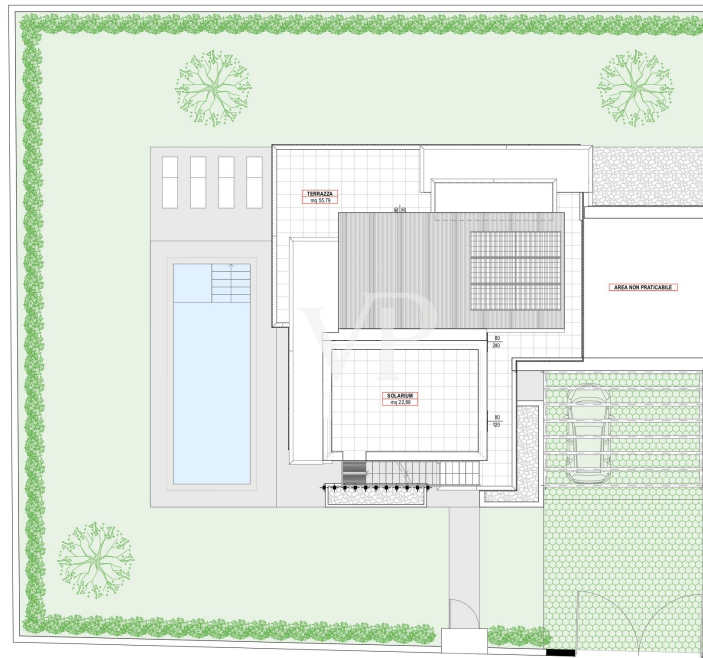
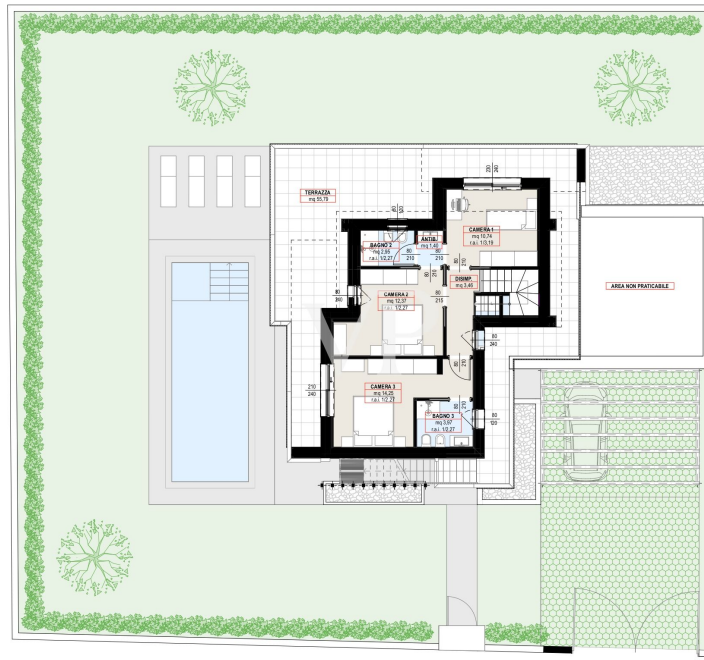
The property

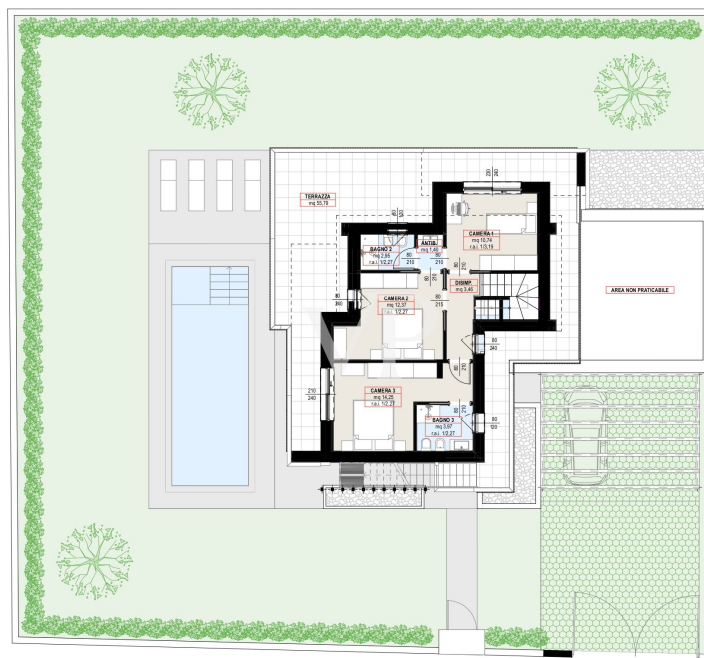
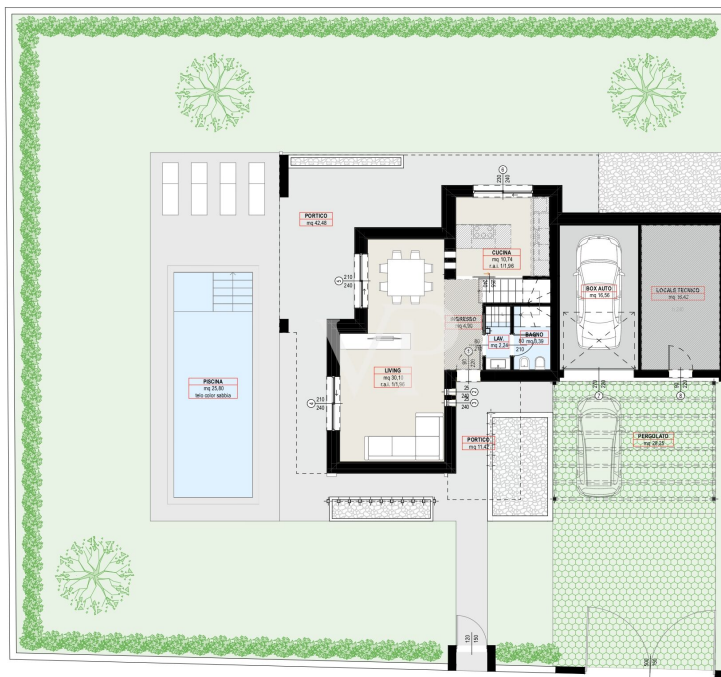


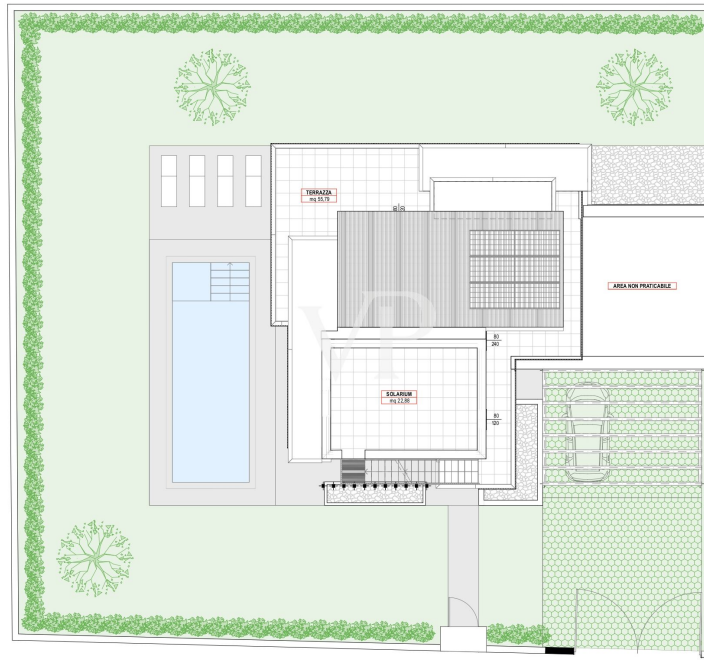
Property ID: IT264152953 - 25080 Moniga Del Garda - Lombardiei

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: IT264152953 - 25080 Moniga Del Garda - Lombardie

A first impression

New contemporary villa with private pool in the heart of Moniga del Garda

There are properties that are beautiful to look at. And then there are homes designed to be lived well, every day.

This two-story villa belongs to the second category: a newly built detached residence that combines contemporary aesthetics, advanced energy efficiency, and the privilege of a rare location, just a short walk from the center of Moniga del Garda and a short distance from the shores of the lake.

Set in an elegant and reserved residential context, the villa offers privacy, tranquility and all services within easy walking distance: restaurants, stores, town square and the authentic charm of one of the most appreciated villages of the lower Garda area.

A project designed for those seeking quality without compromise.

Modern architectural lines, bright rooms and attention to construction details make this property ideal both as a prestigious first home and as a refined leisure residence.

On the ground floor opens a scenic living area with large windows and direct views of the outside: the dialogue between inside and outside is constant, natural, elegant. The south-facing porch becomes a true extension of the house, perfect for outdoor dining, convivial moments or simply to experience the Garda climate in every season.

Protagonist of the outdoor area is the private swimming pool with solarium area, set in an exclusive garden that gives a boutique resort atmosphere.

The sleeping area dedicated to comfort.

The upper floor houses three double bedrooms, designed to ensure privacy and well-being:

- master suite with private bathroom
- two spacious rooms served by second bathroom
- large panoramic terrace that embraces the villa and overlooks the pool area

Completing the property is an exclusive private roof top, perfect as a lounge area, panoramic solarium or sunset relaxation space.

Technology, efficiency, solidity.

This villa is not just beautiful: it is built to last and to save money.

- Energy class A4
- state-of-the-art plant engineering
- provision for home automation and advanced comfort
- high thermal-acoustic insulation
- construction in accordance with the most modern structural and anti-seismic criteria
- selected materials and high-level finishes
- absolute comfort
- private garage
- dedicated technical room
- covered car pergola
- wide and practical accesses
- maximum daily functionality

Why choose it?

**Because buying a villa today means choosing time, quality of life and future value.
And finding a new, independent, efficient home with a private pool and so close to the center
of Moniga is an increasingly rare opportunity.**

**The perfect choice for those who want Lake Garda in its most elegant and contemporary
form.**

Expected delivery: December 2026

Contact us for more information and to book a confidential site visit.

Property ID: IT264152953 - 25080 Moniga Del Garda - Lombardiei

All about the location

Buying in Moniga means buying in one of the most solid and desirable micro-zones in the Brescian Garda area.

Moniga del Garda is one of the most popular villages in Valtenesi, on the southwestern shore of Lake Garda, chosen by those seeking a more authentic, elegant, and private setting than the more touristy resorts.

Strategic location:

Moniga is located in one of the most sought-after areas of lower Garda bresciano, between Desenzano del Garda, Padenghe, Soiano and Salò. This means having nearby premium services, fine dining, marinas, golf courses, and quick connections to the highway and Desenzano AV station.

Relaxed yet sophisticated lifestyle, where the lake is experienced in an elegant way:

- manicured marina
- quiet beaches and bays
- scenic walks
- restaurants with lake views
- atmosphere
- perfect mix of vacation and permanent residence
- Valtenesi: one of the most beautiful areas of Lake Garda

Moniga is nestled in Valtenesi, an area renowned for:

- green hills and vineyards
- historical olive groves
- biking and trekking trails
- quality agritourisms and wineries
- open and refined landscape

The port of Moniga is one of the town's highlights. From here it is easy to reach:

- Sirmione
- Garda / Bardolino

- Garda Island

In the immediate vicinity are some of the best golf courses in Garda:

Garda Golf Country Club
Arzaga Golf Resort
Chervò Golf (further south)

In addition to sailing, tennis, biking and outdoor sports year-round.

Moniga is popular for its quality of life, offering:

- real tranquility
- security
- essential services close by
- lively but not congested center
- excellent mild climate most of the year
- less traffic than in Desenzano and Sirmione
- real estate investment

Property ID: IT264152953 - 25080 Moniga Del Garda - Lombardiei

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