

Moniga Del Garda - Moniga del Garda

# New Villa - Contemporary Elegance in the Authentic Heart of Lake Garda

Property ID: IT264923064



[www.von-poll.it](http://www.von-poll.it)

**PURCHASE PRICE: 920.000 EUR • LIVING SPACE: ca. 116,28 m<sup>2</sup> • ROOMS: 4 • LAND AREA: 150 m<sup>2</sup>**

**Property ID: IT264923064 - 25080 Moniga Del Garda - Moniga del Garda**

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

Property ID: IT264923064 - 25080 Moniga Del Garda - Moniga del Garda

## At a glance

Property ID	IT264923064	Purchase Price	920.000 EUR
Living Space	ca. 116,28 m <sup>2</sup>	Commission	subject to commission
Rooms	4	Total Space	ca. 160 m <sup>2</sup>
Bedrooms	3	Equipment	Swimming pool
Bathrooms	3		
Year of construction	2026		
Type of parking	2 x Other		

Property ID: IT264923064 - 25080 Moniga Del Garda - Moniga del Garda

## Energy Data

Type of heating	Underfloor heating	Energy Certificate	Energy demand certificate
Energy Source	Solar	Final Energy Demand	20.00 kWh/m <sup>2</sup> a
Energy certificate valid until	01.05.2036	Energy efficiency class	A+

Property ID: IT264923064 - 25080 Moniga Del Garda - Moniga del Garda

## The property



Property ID: IT264923064 - 25080 Moniga Del Garda - Moniga del Garda

## The property



Property ID: IT264923064 - 25080 Moniga Del Garda - Moniga del Garda

## The property



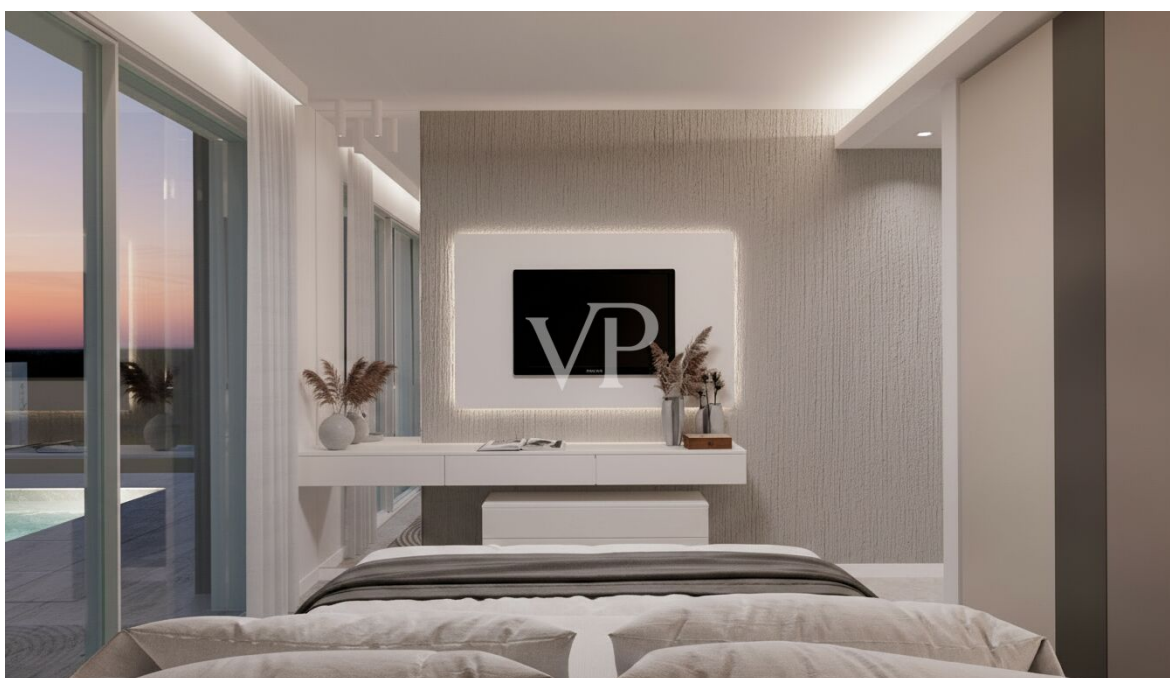
Property ID: IT264923064 - 25080 Moniga Del Garda - Moniga del Garda

## The property



Property ID: IT264923064 - 25080 Moniga Del Garda - Moniga del Garda

## The property



Property ID: IT264923064 - 25080 Moniga Del Garda - Moniga del Garda

## The property



Property ID: IT264923064 - 25080 Moniga Del Garda - Moniga del Garda

## The property



Property ID: IT264923064 - 25080 Moniga Del Garda - Moniga del Garda

## The property



Property ID: IT264923064 - 25080 Moniga Del Garda - Moniga del Garda

## The property



Property ID: IT264923064 - 25080 Moniga Del Garda - Moniga del Garda

## The property



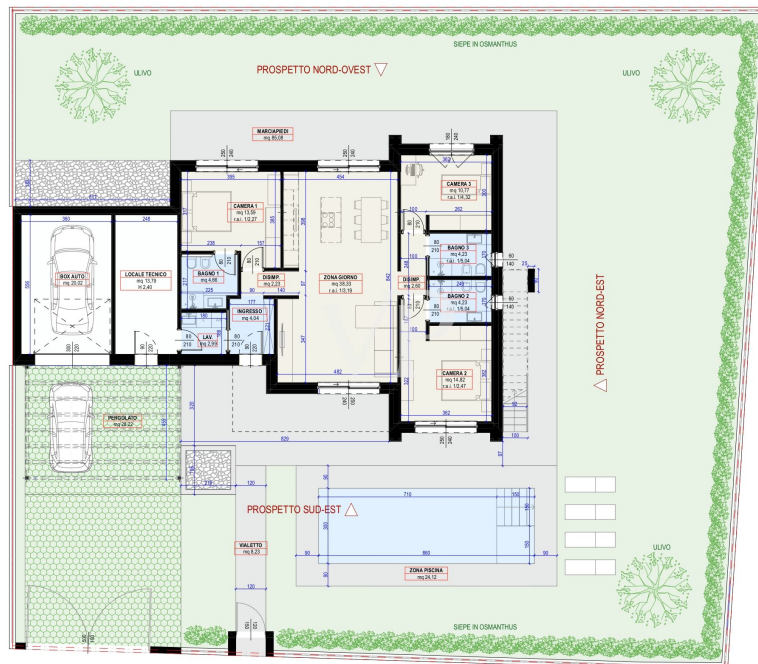
Property ID: IT264923064 - 25080 Moniga Del Garda - Moniga del Garda

## The property

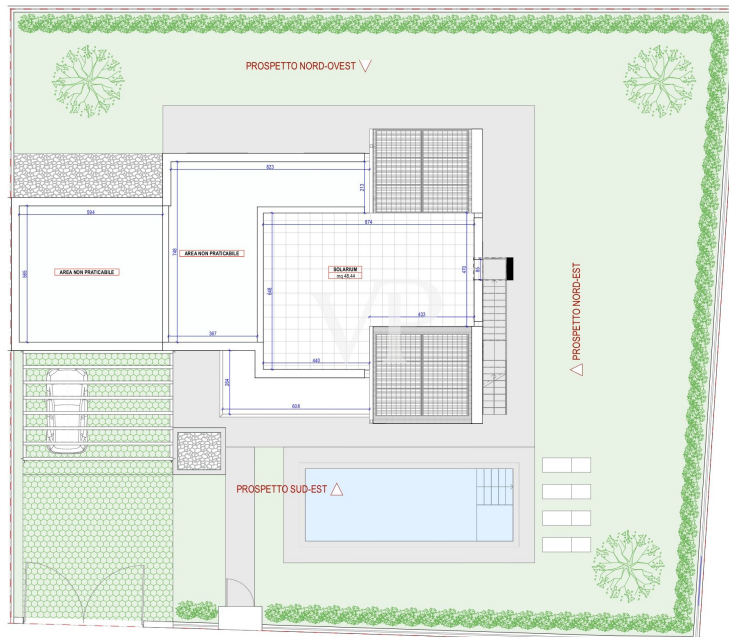


Property ID: IT264923064 - 25080 Moniga Del Garda - Moniga del Garda

## 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: IT264923064 - 25080 Moniga Del Garda - Moniga del Garda**

## **A first impression**

In Moniga del Garda, one of the most sought-after and authentic locations on the lake, comes a newly built exclusive villa designed for those who want to live in a private, elegant and absolute quality context.

Only a few steps from the historic center, restaurants and services of the village, and a short distance from the beaches and the lake, the property combines privacy, comfort and contemporary style in a strategic and charming location.

The villa, completely independent and developed on one level, has been designed to offer a refined and functional living experience, where each room naturally dialogues with the outdoor spaces. The large living room, bright and scenic, represents the heart of the house: an environment designed for conviviality, enhanced by the large openings that directly overlook the private garden and the splendid exclusive swimming pool.

The pool thus becomes the protagonist of the architectural design, creating continuity between interior and exterior and providing a constant feeling of relaxation, light and daily well-being.

The distribution of spaces has been designed with particular attention to privacy and livability: the master bedroom area is elegantly separated from the guest area, allowing family and guests to share common spaces while maintaining independence and privacy.

Completing the property are:

- private rooftop of ample size, perfect as a lounge area, solarium or entertainment space;
- private garage with direct access to the dwelling;
- dedicated technical room;
- separate laundry room;
- outdoor pergola for two cars;
- large private garden designed to fully experience the outdoor spaces.

Great attention has also been paid to construction quality and energy efficiency. The villa is built with innovative cutting-edge technologies that ensure high anti-seismic standards, excellent thermal insulation and important acoustic comfort, offering safety, sustainability and superior living performance.

A project of great reliability, attention to detail and quality, capable of interpreting the

**concept of contemporary living with an elegant, essential and timeless style.**

**Delivery expected by the end of 2026.**

**The present images are illustrative renderings made to faithfully represent the architectural concept and quality level of the project.**

**Property ID: IT264923064 - 25080 Moniga Del Garda - Moniga del Garda**

## **All about the location**

**Living Moniga del Garda: the most authentic and elegant side of Lake Garda**

**There are places on Lake Garda that are striking for their worldliness. And then there are places like Moniga, which captivate by balance, authenticity, and quality of life.**

**Overlooking the Brescian shore of the lake, Moniga del Garda retains a refined and relaxed soul, made up of small harbors, olive groves, vineyards and sunsets over the lake. A still authentic town, far from the most chaotic tourism, where time seems to slow down and each day finds a more natural rhythm.**

**Here life is lived outdoors: breakfasts overlooking the lake, walks through the streets of the historic center, aperitifs in the small wine bars of the port, days on the boat and dinners at sunset immersed in the quiet of Garda. All with top-notch services, excellent restaurants, and convenient connections to Verona, Brescia, and international airports.**

**In recent years Moniga has become one of the most popular destinations for an international clientele looking for an elegant and discreet second home, far from the most crowded resorts but perfectly embedded in the exclusive lifestyle of Lake Garda.**

**The presence of golf courses, marinas, scenic routes, excellent wineries, and sports activities makes this area ideal for both year-round living and as a vacation residence.**

**Living in Moniga means choosing privacy, beauty and daily well-being. An investment not only in real estate, but in one's lifestyle.**

**Property ID: IT264923064 - 25080 Moniga Del Garda - Moniga del Garda**

## **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](mailto:salo@von-poll.com)**

*To the Disclaimer of von Poll Immobilien GmbH*

---

**[www.von-poll.com](http://www.von-poll.com)**