

Moniga Del Garda - Moniga del Garda

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

Property ID: IT264923065



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**PURCHASE PRICE: 900.000 EUR • LIVING SPACE: ca. 118,46 m<sup>2</sup> • ROOMS: 4 • LAND AREA: 150 m<sup>2</sup>**

**Property ID: IT264923065 - 25080 Moniga Del Garda - Moniga del Garda**

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## At a glance

Property ID	IT264923065	Purchase Price	900.000 EUR
Living Space	ca. 118,46 m <sup>2</sup>	House	Single-family house / Detached house
Rooms	4	Commission	subject to commission
Bedrooms	3	Total Space	ca. 155 m <sup>2</sup>
Bathrooms	3	Equipment	Swimming pool
Year of construction	2026		
Type of parking	2 x Other		

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## 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+

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## The property



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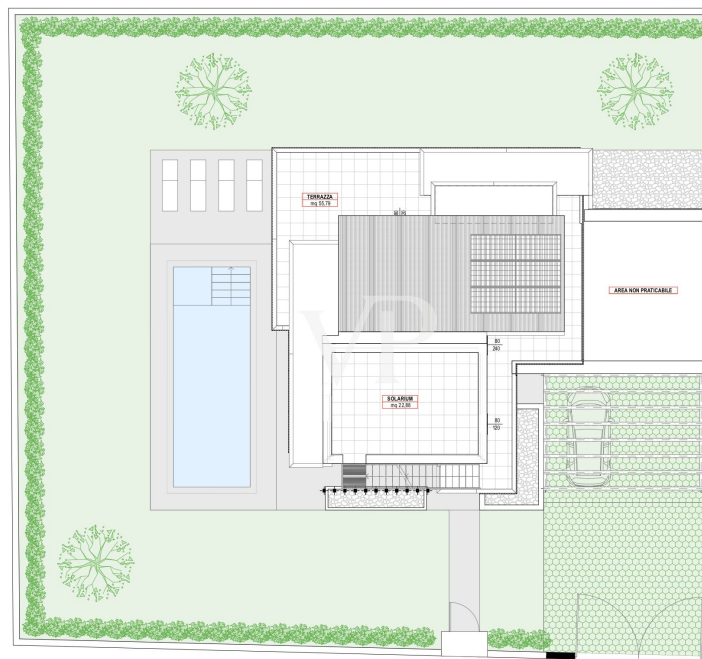


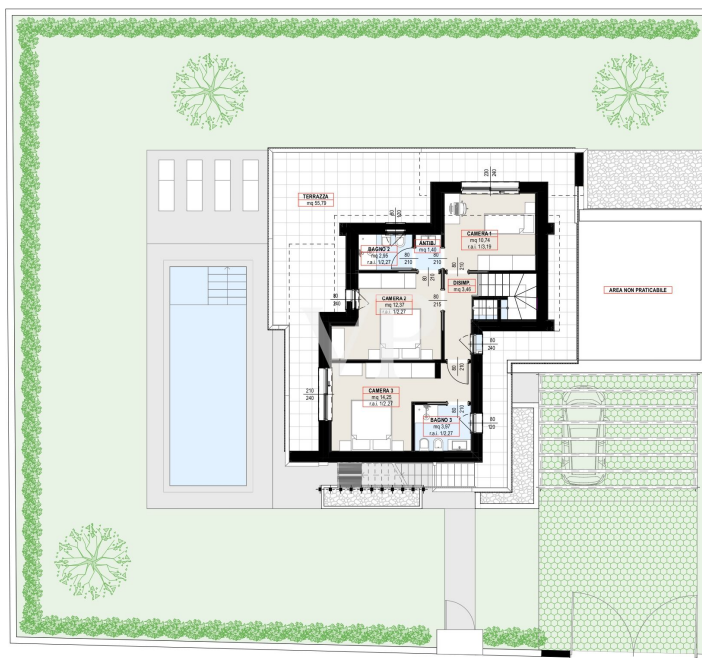
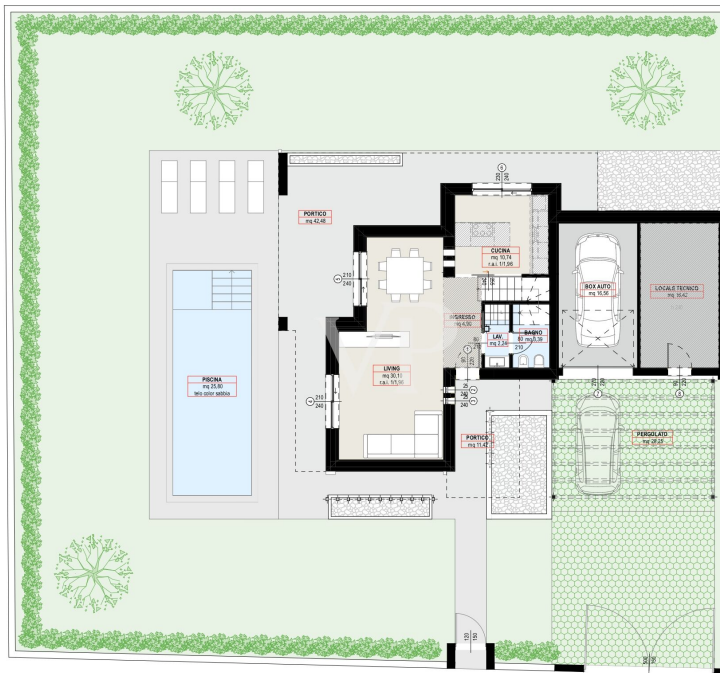
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## The property











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.

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## **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.**

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## 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**

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## Contact partner

For further information, please contact your contact person:

**Christian Weissensteiner**

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*To the Disclaimer of von Poll Immobilien GmbH*

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