Manerba Del Garda – Gardasee

Lake view building land

Property ID: IT254922648



PURCHASE PRICE: 830.000 EUR • LAND AREA: 1505 m^2

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At a glance

Property ID	IT254922648

Purchase Price	830.000 EUR
Objektart	Plot
Total Space	ca. 1505 m²
Condition of property	Shell

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The property





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The property

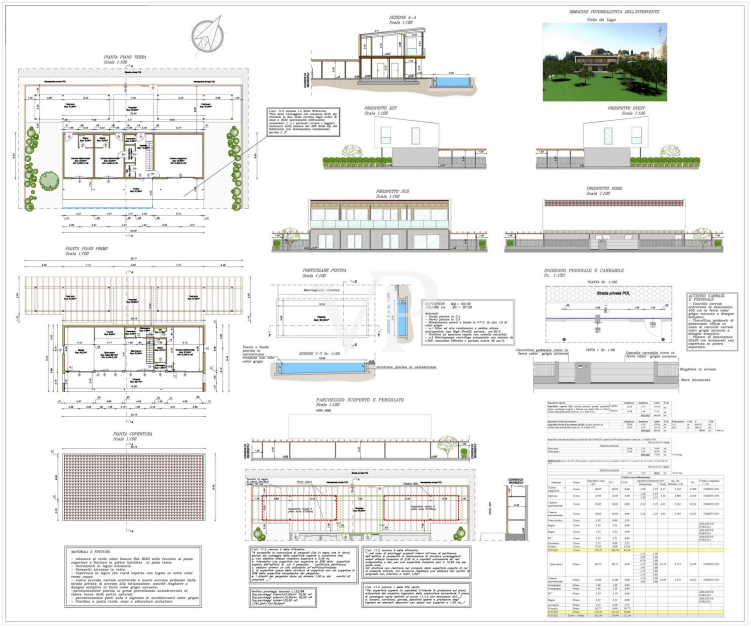


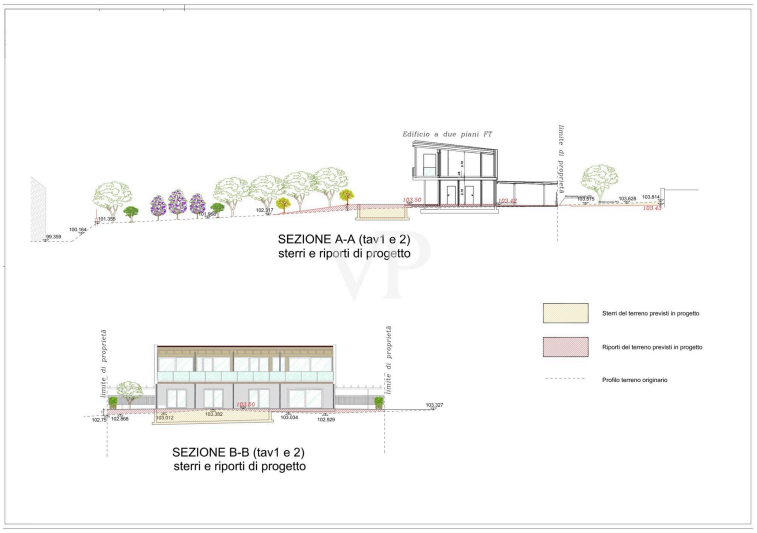
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Floor plans









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.

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A first impression

This is a perfect proposal for those looking for something rare on Lake Garda, where location, views and building potential meet.
The land is totally flat, with a beautiful lake view and is in a very convenient and definitely strategic location. In a few minutes' walk you can reach the lake and the private and public port of Dusano, about 200 meters away, while the historic center of Pieve di Manerba del Garda is about 500 meters away. A perfect location for those who want to experience the lake every day, without sacrificing tranquility and privacy.
The context is elegant and reserved, surrounded by high-level villas and residences, a safe environment with great real estate value.
The lot measures 1,500 square meters and offers several possibilities for development. It is possible to build a single villa of large size, on two floors above ground, totaling 340 square meters, ideal as a private residence. Alternatively, the land allows the construction of two independent villas, each of about 170 square meters, a very interesting solution also as an investment.
In both cases, the project can be completed with a private garden and swimming pool, and there is also the possibility of providing a basement to be used as a garage, spa area, gym and technical rooms, further increasing comfort and quality of living.
In the case of the construction of a single villa, there is already a previously approved project, now expired, which can be reactivated with a new building permit in about three months.
In the case of opting instead to build two villas, it will be necessary to submit a new project, with approval time estimated at about six months.
Attached to the brochure is the current project already approved, which is an excellent starting point.
This is a real opportunity, both for those dreaming of an exclusive villa a few steps from the lake and for those looking for a solid and prestigious investment in one of the most sought-after areas of Lake Garda.

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All about the location

Legend has it that Manerba was erected in devotion to the goddess Minerva. She came to hide in this valley, an important and picturesque center of Valtenesi, where she planted her olive trees (of which she was the patroness) and taught many of her arts. A temple was established in her honor, but it was destroyed by the Barbarians. Many scholars believe that the toponym of Manerba derives from "Minerva arx"; Others, however, trace this name back to the Cenomani Gauls (the term would derive from the union of mon, meaning "man of arms," and erb, "military area"). The toponym would indicate, in this case, "a fortified place residence of the chief": this is plausible given that from the top of the village fortress it was easy to defend against any attack.
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, Le Rose and excellent pizzerias.
Lake Garda sports
Lake Garda is known for water sports, first and foremost sailing with the important regattas that take place 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 10 km , Arzaga, Garda 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 Dusano (public and private)

- Port of Portese (public and private)
- Port of San Felice (public)
- Port of Torchio - Manerba del Garda (private)
- Port of Gardone Riviera (public and private)

Manerba beaches and surroundings
Romantica beach.
Pisenze beach and Porto Dusano.
Bau Beach in Salò
Rive Grandi beach in Barbarano.
Rimbalzello beach.
For the little ones and beyond.
10 must-see amusement parks on Lake Garda ; the 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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Contact partner

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