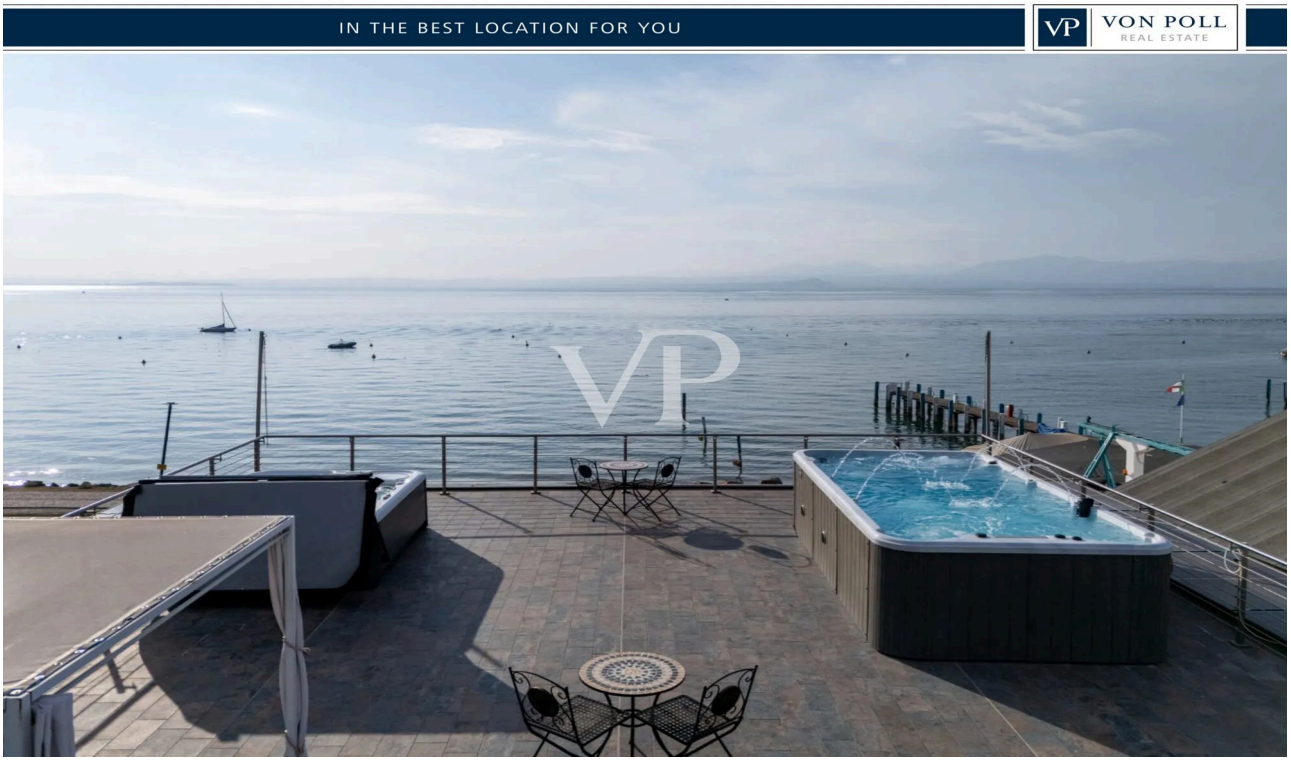
Cisano – Bardolino

The exclusivity of living right on the lake

Property ID: IT262943341



PURCHASE PRICE: 2.890.000 EUR • ROOMS: 6

Property ID: IT262943341 - 37011 Cisano – Bardolino

- At a glance
- The property
- Energy Data
- Floor plans
- A first impression
- Contact partner

Property ID: IT262943341 - 37011 Cisano – Bardolino

At a glance

Property ID	IT262943341
Rooms	6
Bedrooms	3
Bathrooms	2
Year of construction	2023

Purchase Price	2.890.000 EUR
House	Single-family house / Detached house
Total Space	ca. 330 m²
Condition of property	Shell
Equipment	Terrace

Property ID: IT262943341 - 37011 Cisano – Bardolino

Energy Data

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

Property ID: IT262943341 - 37011 Cisano – Bardolino

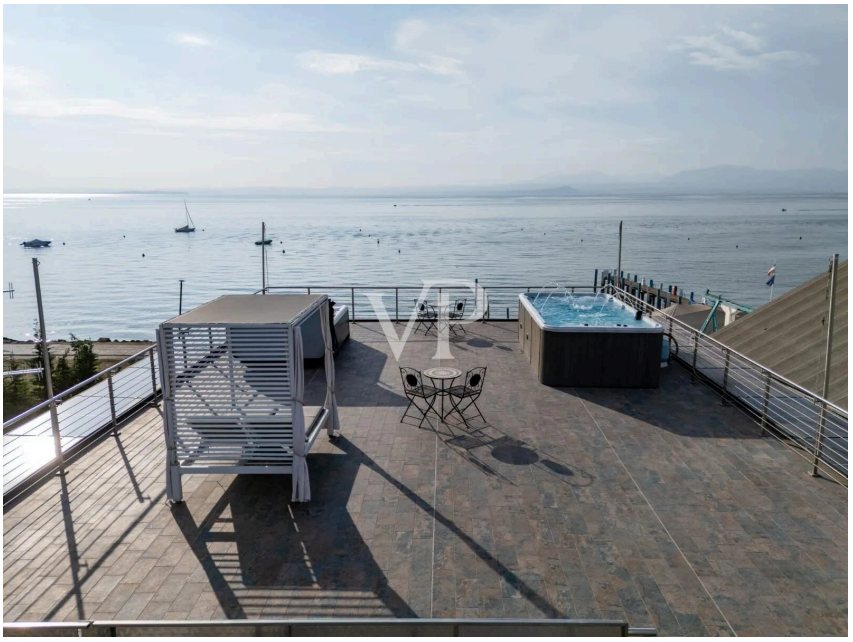
The property

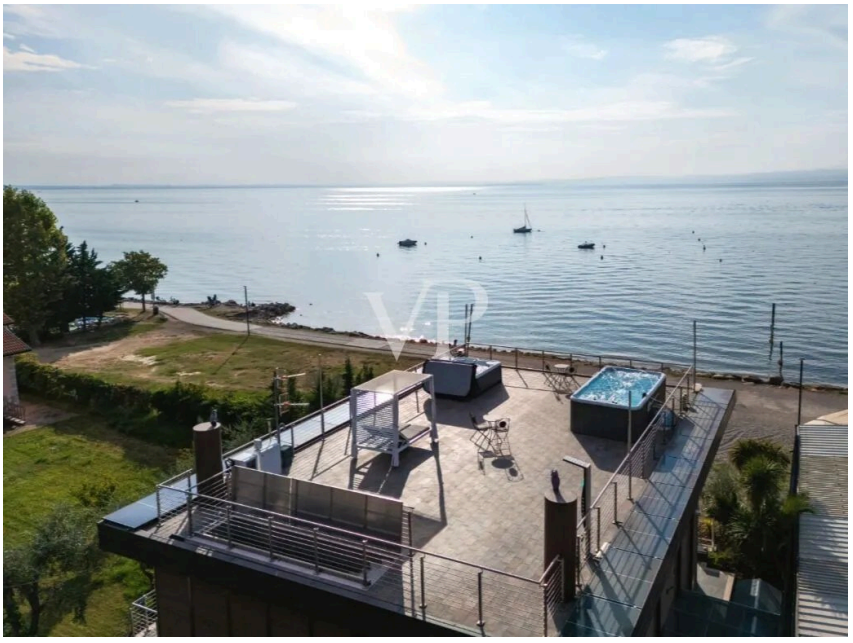




Property ID: IT262943341 - 37011 Cisano – Bardolino

The property





Property ID: IT262943341 - 37011 Cisano – Bardolino

The property





Property ID: IT262943341 - 37011 Cisano – Bardolino

The property





Property ID: IT262943341 - 37011 Cisano – Bardolino

The property





Property ID: IT262943341 - 37011 Cisano – Bardolino

The property





Property ID: IT262943341 - 37011 Cisano – Bardolino

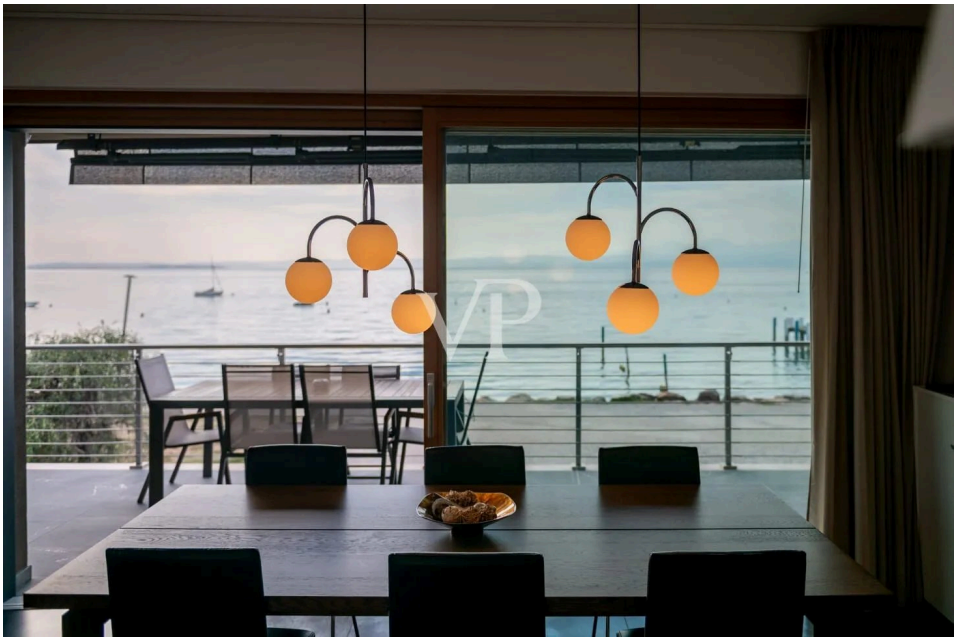
The property





Property ID: IT262943341 - 37011 Cisano – Bardolino

The property





Property ID: IT262943341 - 37011 Cisano – Bardolino

The property

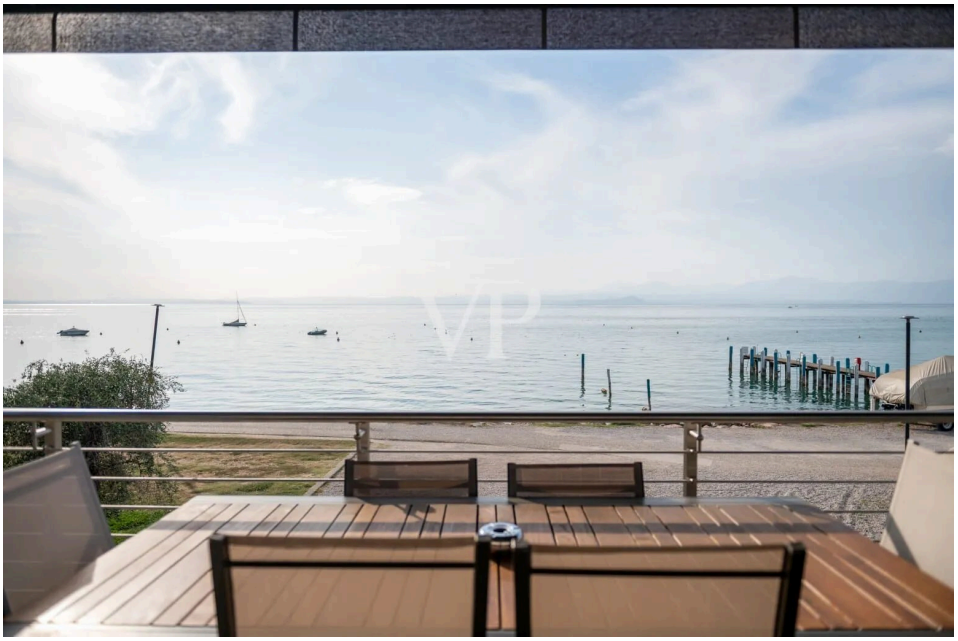




Property ID: IT262943341 - 37011 Cisano – Bardolino

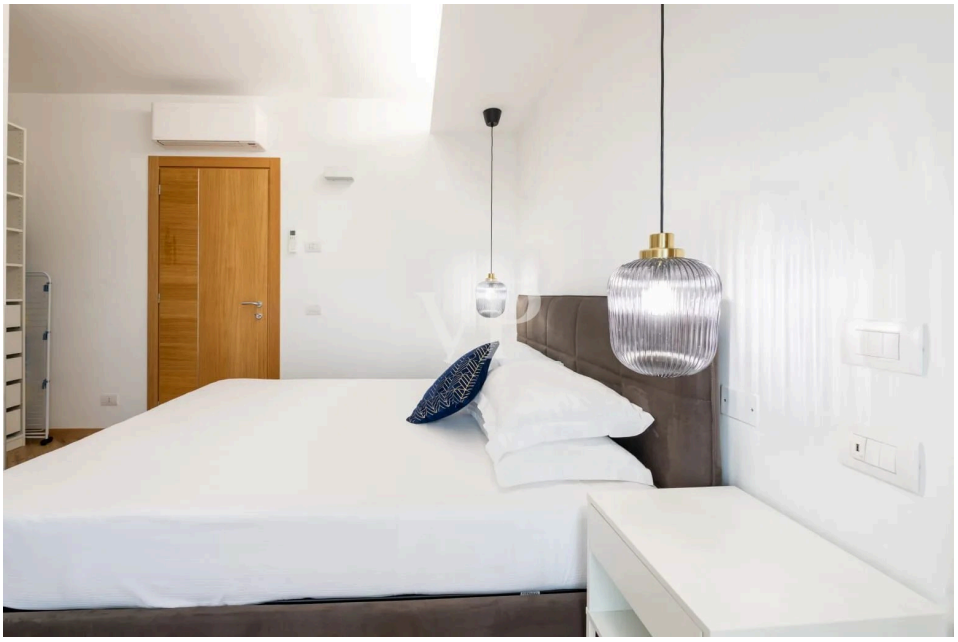
The property

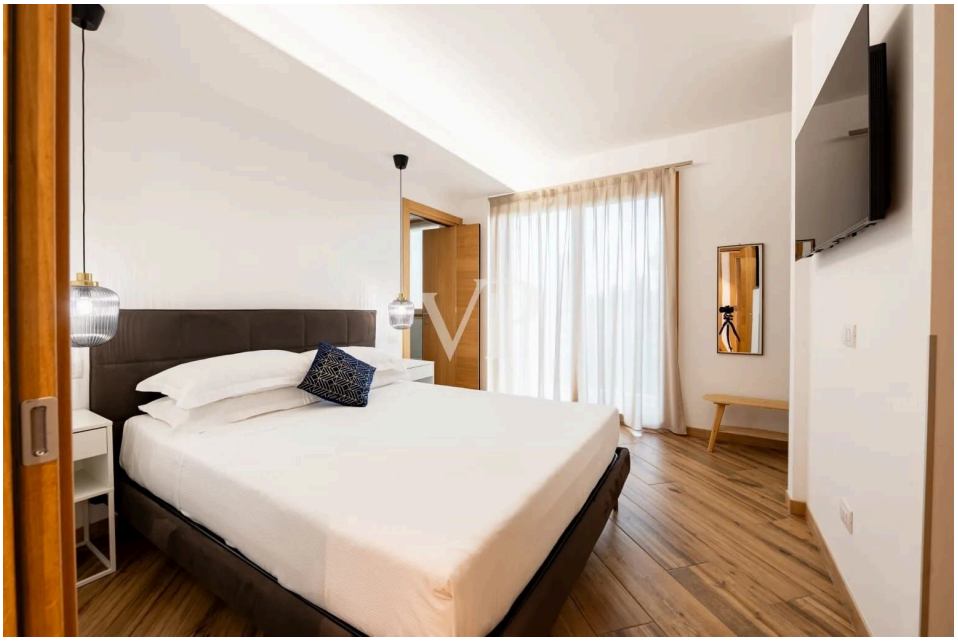




Property ID: IT262943341 - 37011 Cisano – Bardolino

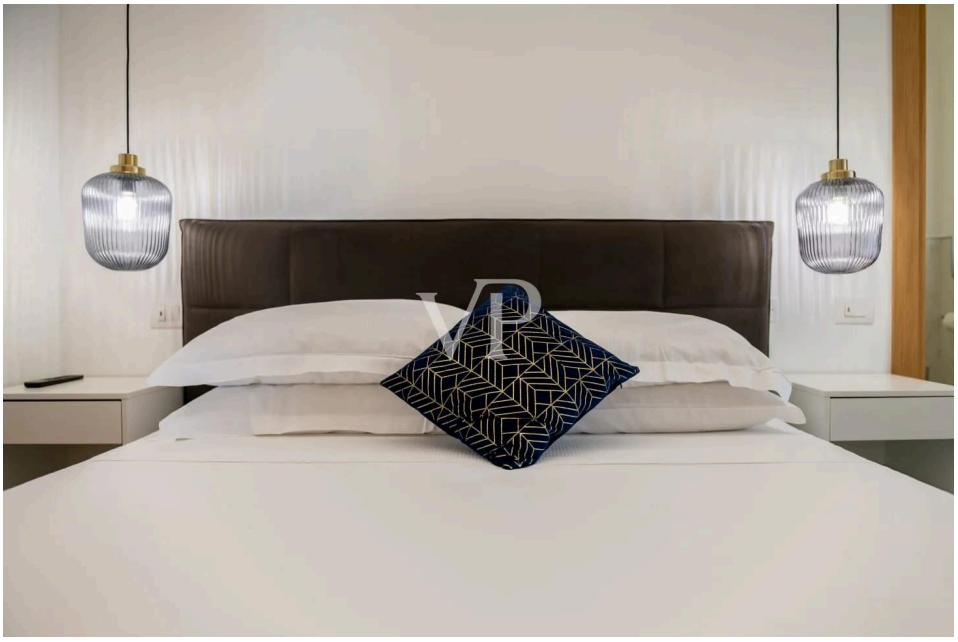
The property

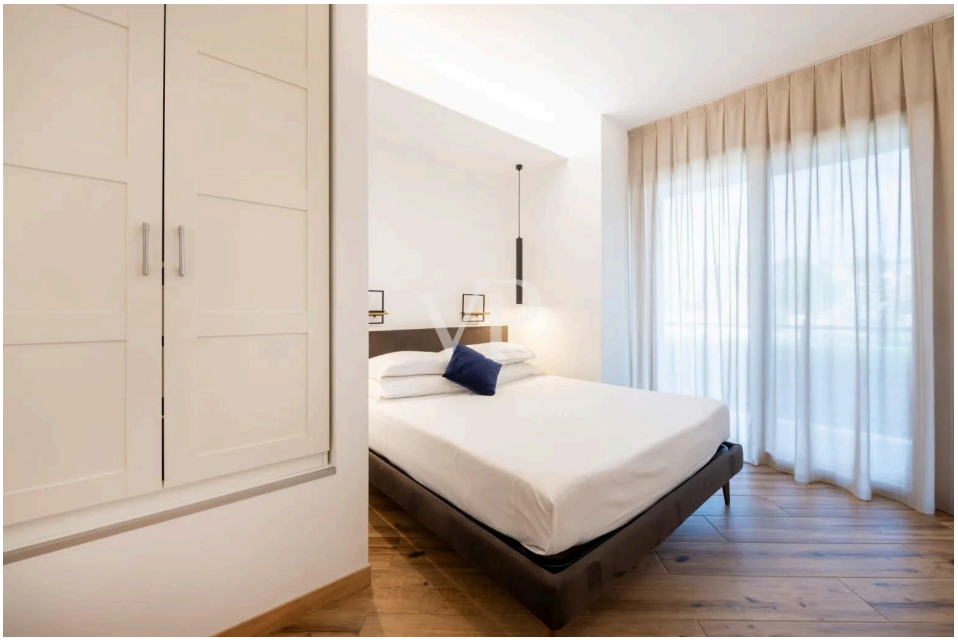




Property ID: IT262943341 - 37011 Cisano – Bardolino

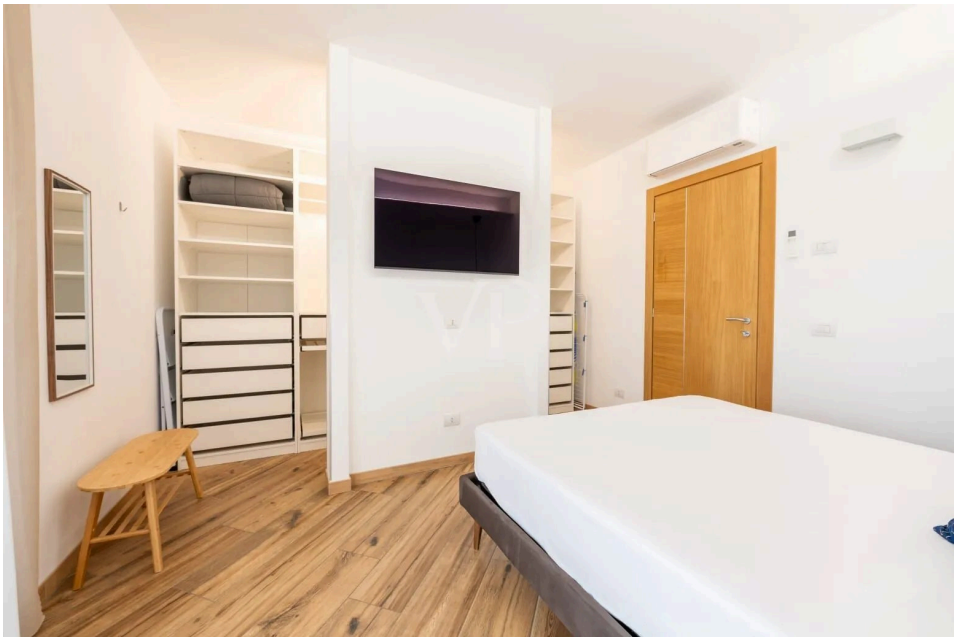
The property





Property ID: IT262943341 - 37011 Cisano – Bardolino

The property





Property ID: IT262943341 - 37011 Cisano – Bardolino

The property





Property ID: IT262943341 - 37011 Cisano – Bardolino

The property



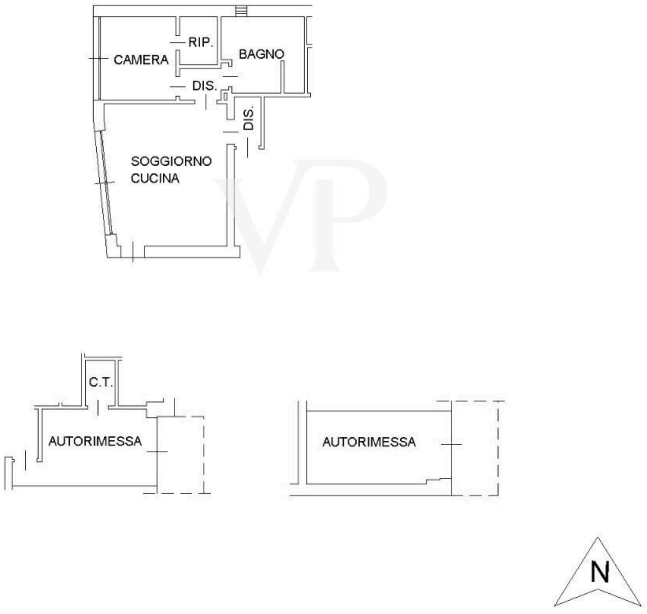


Property ID: IT262943341 - 37011 Cisano – Bardolino

Floor plans

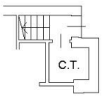
PIANO TERRA

H=2,70m



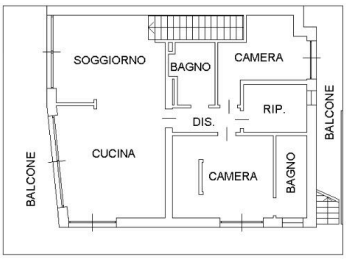
PIANO TERRA

H=2,70m

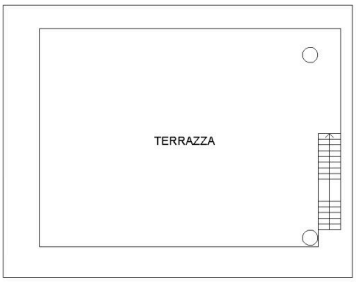


PIANO PRIMO

H=2,70m



PIANO SECONDO





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: IT262943341 - 37011 Cisano – Bardolino

A first impression

There are places where luxury isn't just a matter of details, but an experience to be enjoyed every day. In Cisano di Bardolino, in a prime location directly on the shores of Lake Garda, stands this extraordinary newly built villa, where contemporary architecture, top-of-the-line finishes, and an enchanting view come together to create a truly exclusive residence.

Completed in 2023, the property stands out for its modern design, elegant lines, and expansive glass walls, which create a natural flow between the interior spaces and the surrounding landscape. The "pieds dans l'eau" location is the true highlight of this home, offering the chance to experience the lake from a unique vantage point, just steps from the water.

With a living area of approximately 330 m², the villa spans two living levels, complemented by a spectacular panoramic rooftop solarium.

The ground floor, measuring approximately 75 m², features a bright living area with a living room and kitchen, a bedroom, and a bathroom. The rooms, characterized by sophisticated finishes and a refined atmosphere, open onto the private garden, creating a pleasant connection between the interior and exterior. A convenient garage of approximately 35 m² completes this level.

On the first floor, approximately 110 m² of elegance and comfort feature an additional living area with a kitchen, two spacious bedrooms, a small bedroom that can also be used as a study, and two bathrooms. A splendid terrace of approximately 70 m² extends the living spaces outdoors, offering an ideal setting for al fresco breakfasts, moments of relaxation, and dinners accompanied by the lake's enchanting atmosphere.

What makes this property even more special is the magnificent rooftop solarium—a panoramic terrace of approximately 150 m² that serves as a true private retreat between sky and water. Here, the Jacuzzi invites you to indulge in moments of absolute well-being, immersed in the beauty of the Lake Garda landscape. An exclusive space where you can sunbathe, relax in total privacy, and let yourself be captivated by the colors of the lake, from morning until sunset.

The outdoor spaces have also been designed to enhance the pleasure of living in the open air. The private garden, outdoor shower, and spacious terraces offer numerous opportunities to enjoy every season in a setting that combines elegance and functionality.

The property also features numerous private parking spaces and a spacious garage,

ensuring convenience and comfort for guests and family members alike.

Every element of the villa reflects a particular attention to the quality of living: from the contemporary architecture to the choice of materials, from the brightness of the rooms to the seamless integration of the outdoor spaces. The layout across two levels—both featuring a living room and kitchen—also offers great versatility, making the residence ideal for hosting family and guests with the utmost comfort and privacy.

This villa is not merely a prestigious residence, but a unique way to experience Lake Garda. A rare combination of a lakeside location, modern architecture, spacious panoramic terraces, and top-of-the-line finishes.

A place where the lake becomes part of your daily life and every day turns into a special experience: the essence of exclusive living, right on the water.

VERY IMPORTANT:
The property is suitable both as a single residence and for living in the two units separately. In fact, the villa is also used for vacation rentals, from which the current owner derives an excellent income—certainly due to the quality of the materials, but above all to its enviable location.

Property ID: IT262943341 - 37011 Cisano – Bardolino

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