Soiano Del Lago – Soiano del Lago

Newly built villa with an infinity pool, a rooftop garden, and a view of the lake

Property ID: IT264153259



PURCHASE PRICE: 2.620.000 EUR • LIVING SPACE: ca. 397 m^2 • ROOMS: 15 • LAND AREA: 2000 m^2

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At a glance

Property ID	IT264153259
Living Space	ca. 397 m²
Rooms	15
Bedrooms	4
Bathrooms	5
Year of construction	2026
Type of parking	6 x Other

Purchase Price	2.620.000 EUR
House	Single-family house / Detached house
Total Space	ca. 556 m²
Condition of property	Shell
Usable Space	ca. 437 m²
Equipment	Terrace, Swimming pool, Sauna, Balcony

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Energy Data

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

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The property





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The property

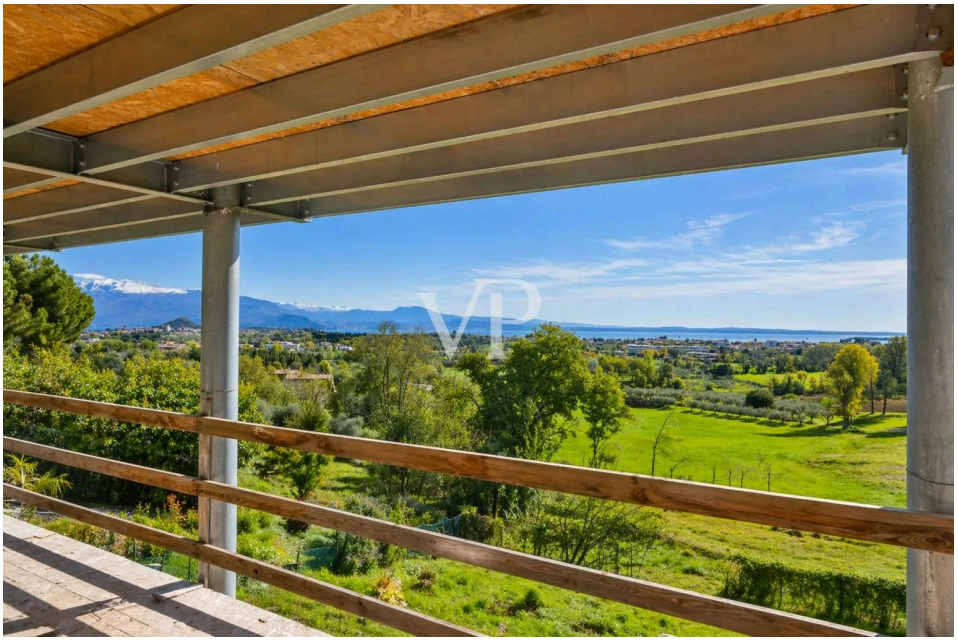




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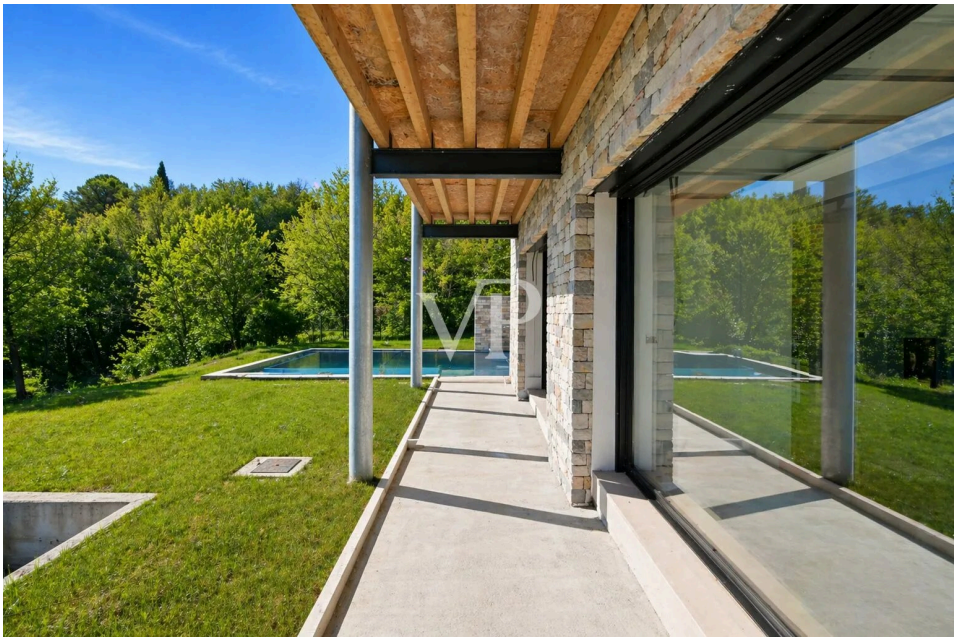




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A first impression

A newly built villa, nearing completion, is the result of a contemporary architectural design meticulously crafted down to the last detail to blend design, comfort, privacy, and high-quality construction. It is situated in a secluded and prestigious setting, nestled within a private garden that flows seamlessly into the interior spaces.

The centerpiece of the property is the heated infinity pool, integrated into the villa's architecture and overlooking the lake: an outdoor space designed for relaxation and for enjoying the view at any time of day.

The villa is spread over multiple levels, featuring spacious and bright rooms.

The ground floor features a spacious living area with a fluid layout and direct access to the panoramic terrace overlooking the lake. The sleeping quarters include a master bedroom with an en suite bathroom and walk-in closet, as well as two additional bedrooms, each with its own private bathroom.

The garden level is dedicated to wellness and entertainment: a second living area with direct access to the pool, a guest bedroom, a private spa, a wine room, the laundry room, and utility spaces.

The property is complemented by a spacious rooftop garden, an additional private outdoor space that opens onto the lake and the surrounding hills—ideal for outdoor living with the widest view of the entire villa.

A fully finished villa

The villa is delivered fully completed and ready to be furnished, with no need for additional work: electrical and plumbing systems, finishes, interior and exterior flooring, and all elements specified in the plans. The price includes a custom-designed kitchen, created in harmony with the villa's architecture and style. Completion is expected in approximately 3–4 months.

An opportunity for those seeking a newly built contemporary residence offering privacy, spacious living areas, comfort, and a panoramic lakeside location—all without the time commitment and hassle of managing a construction site.

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Details of amenities

Estimated status of work:
Building works 95%
Electrical system 40%
Plumbing 50%
Heating and cooling system 50%
Photovoltaic system 0%
Interior doors 0%
Exterior flooring 0%
Garden 0%
Estimated value by completion € 350,000

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All about the location

Soiano del Garda is a town of 2,733 inhabitants located in the province of Brescia, in the Valtenesi area near Lake Garda.
It is known mainly for the production of Garda Wine and Olive Oil and for its wine cellars.
Location and climate
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,Trattoria Picedo and excellent pizzerias.
Countless are the wine cellars where you can taste local wine and olive oil.
Lake Garda sports
Lake Garda is known for water sports, first and foremost sailing with the important regattas held 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 2 km , Arzaga, Garda Golf 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 Manerba (public and private)
- Port of Portese (public and private)
- Port of San Felice (public)
Manerba beaches and surroundings

Spiaggia delle Rive.
Mill Beach and Mokai Beach.
Bau Beach in Salò
Rive Grandi beach in Barbarano.
Rimbalzello Beach.
For the little ones and beyond.
10 amusement parks not to be missed on Lake Garda ; 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

For further information, please contact your contact person:

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