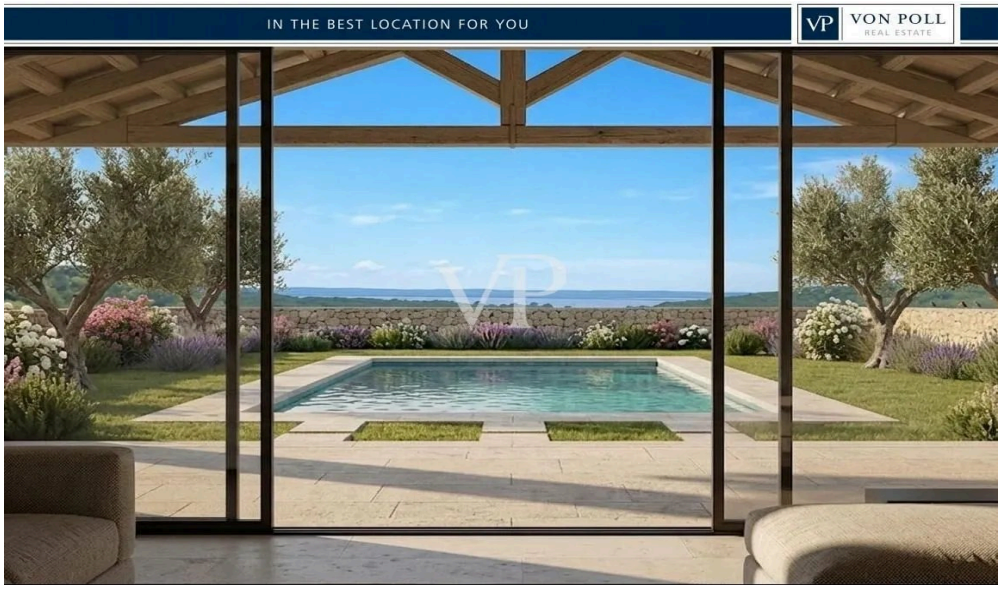
Castion Veronese – Veneto

Detached villa currently under construction in a green setting, with an unobstructed view of Lake Garda

Property ID: IT264922908



PURCHASE PRICE: 0 • LIVING SPACE: ca. 115 m^2 • ROOMS: 4 • LAND AREA: 1000 m^2

Property ID: IT264922908 - 37010 Castion Veronese – Veneto

- At a glance
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Property ID: IT264922908 - 37010 Castion Veronese – Veneto

At a glance

Property ID	IT264922908
Living Space	ca. 115 m²
Rooms	4
Bedrooms	3
Bathrooms	2
Year of construction	2026
Type of parking	2 x Other

Purchase Price	Auf Anfrage
House	Single-family house / Detached house
Total Space	ca. 300 m²
Usable Space	ca. 138 m²
Equipment	Terrace, Swimming pool

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Energy Data

Type of heating	Single-storey heating system
Energy Source	Air-to-water heat pump
Energy certificate valid until	20.05.2036
Power Source	Air-to-water heat pump

Energy Certificate	Energy demand certificate
Final Energy Demand	20 kWh/m²a
Energy efficiency class	A+

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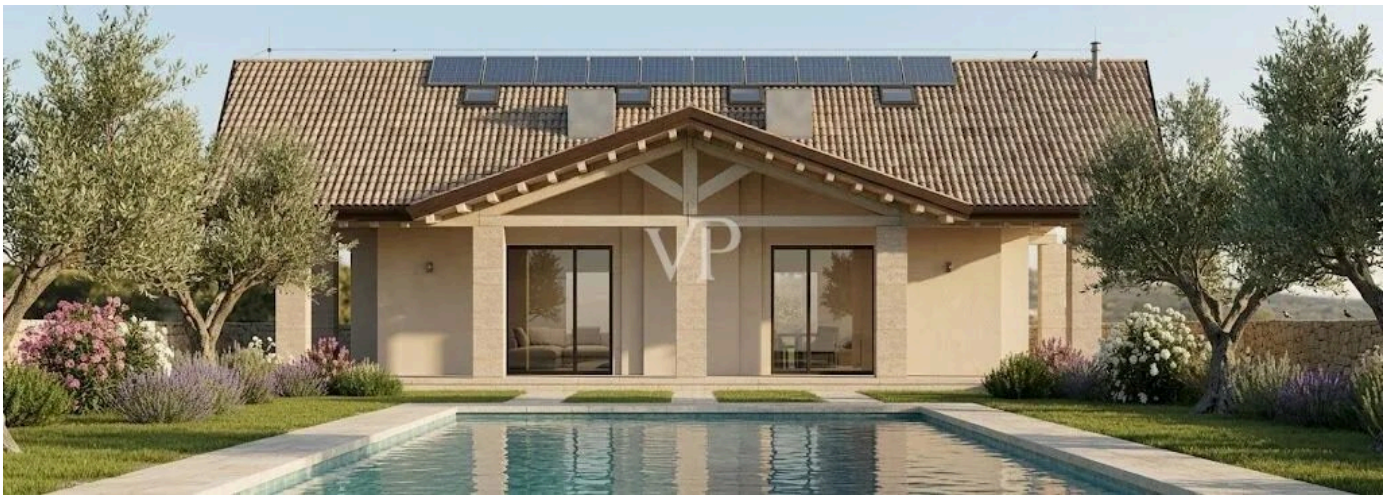
The property





Property ID: IT264922908 - 37010 Castion Veronese – Veneto

The property





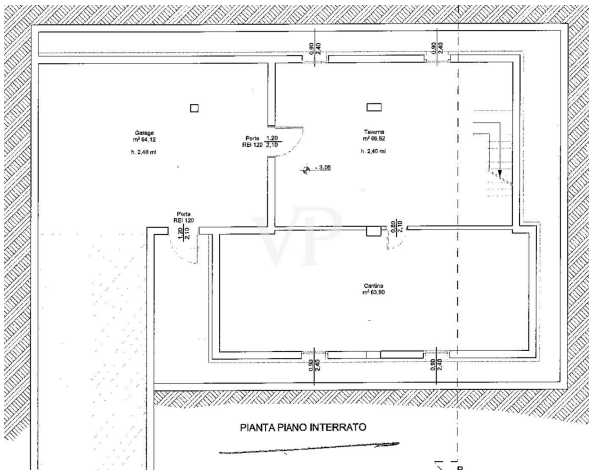
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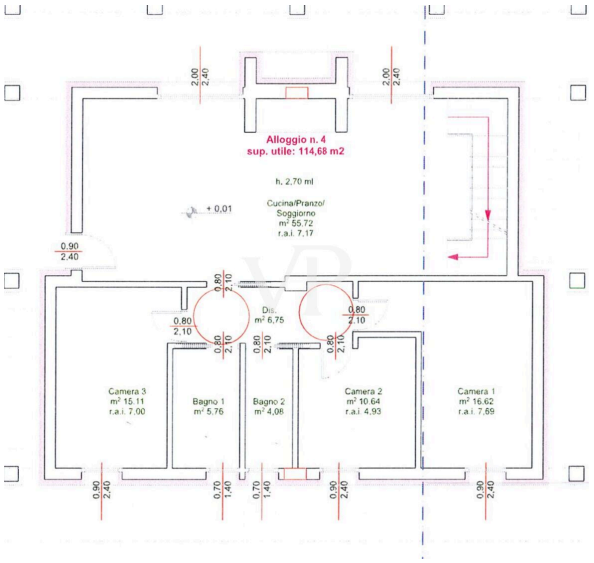
The property

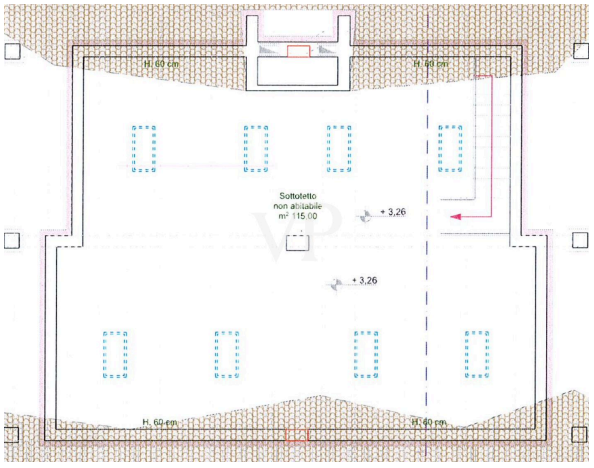


Property ID: IT264922908 - 37010 Castion Veronese – Veneto

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: IT264922908 - 37010 Castion Veronese – Veneto

A first impression

Detached villa currently under construction in Castion di Costermano sul Garda, in a quiet location surrounded by greenery, with an unobstructed view of Lake Garda.

The property is at an advanced stage of construction, with the structural framework, roof, and exterior insulation already completed. The finishing touches can be customized in accordance with the most recent urban planning and building regulations.

The ground floor offers approximately 115 m² of usable space and includes a spacious living area, three bedrooms, and two bathrooms. The basement level includes a garage of approximately 64 m², a recreation room of approximately 67 m², and a wine cellar of approximately 64 m², all enhanced by skylights that provide natural light to the spaces.
On the upper level, there is a non-habitable attic of approximately 115 m², equipped with 8 large skylights that provide excellent natural light.

The project is designed according to sustainability and energy efficiency criteria in accordance with the ITACA Protocol. The design includes exterior wall insulation, a heat pump, and a photovoltaic system.
There is the possibility of constructing a private swimming pool on the villa's property.
The final location, dimensions, and specifications will be determined as part of the relevant building permit application.
A large portion of land will be allocated to the villa through a land subdivision; the final area will be specified upon completion of the relevant application, while the layout and size of the property's grounds are already clearly visible in the documentation available to the agency.

Property ID: IT264922908 - 37010 Castion Veronese – Veneto

Details of amenities

- swimming pool
- garage

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All about the location

The villa, situated in a prime location with an unobstructed view of the surrounding hills on the outskirts of the village of Castion, combines tranquility with proximity to major road connections. Castion is a hamlet of the municipality of Costermano sul Garda, and its territory encompasses the hills of themorainic amphitheater of Lake Garda and extends into the westernmost part of the Caprino plain, reaching the hills of Monte Belpo and the Sengie di Marciaga. The town bears the marks of a past shaped by noble families who came here on vacation and built elegant mansions, such as the magnificent Villa Pellegrini. Tourist amenities include high-quality facilities such as the Cà degli Ulivi Golf Clubhouse, the New Marciaga Equestrian Center, and numerous bike paths—a strategic starting point for exploring the hinterland, cycling around Lake Garda, or hiking up to Monte Baldo. And there's no shortage of fairytale-like scenery for nature lovers to explore.

Property ID: IT264922908 - 37010 Castion Veronese – Veneto

Contact partner

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