Toscolano Maderno – Toscolano-Maderno

Building lot with an approved development plan in a designated zone and a unique lake view

Property ID: IT264923256



PURCHASE PRICE: 1.470.000 EUR • LIVING SPACE: ca. 7556 m^2 • ROOMS: 6 • LAND AREA: 7556 m^2

Property ID: IT264923256 - 25088 Toscolano Maderno – Toscolano-Maderno

- At a glance
- The property
- A first impression
- All about the location
- Contact partner

Property ID: IT264923256 - 25088 Toscolano Maderno – Toscolano-Maderno

At a glance

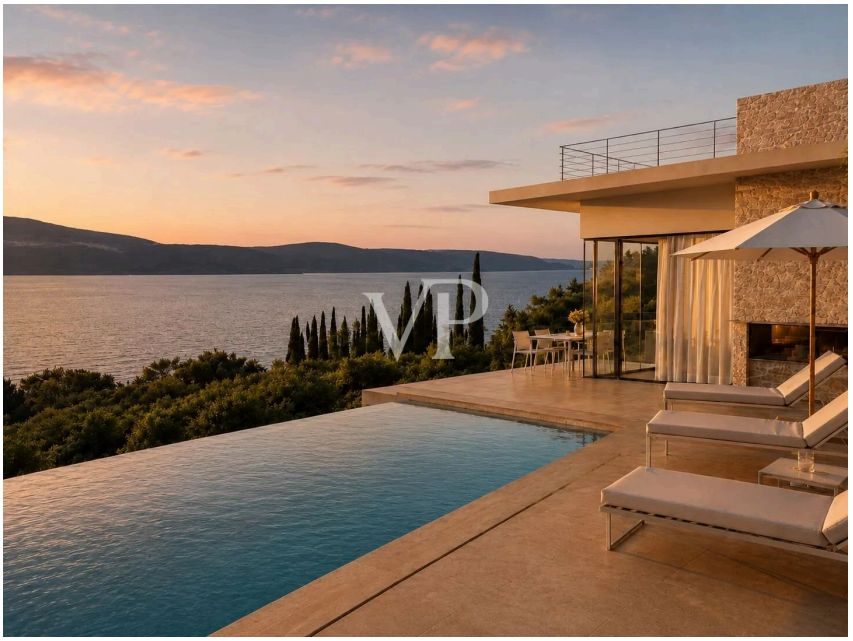
Property ID	IT264923256
Living Space	ca. 7556 m²
Rooms	6
Bedrooms	5
Bathrooms	6

Purchase Price	1.470.000 EUR
House	Single-family house / Detached house
Total Space	ca. 7556 m²

Property ID: IT264923256 - 25088 Toscolano Maderno – Toscolano-Maderno

The property





Property ID: IT264923256 - 25088 Toscolano Maderno – Toscolano-Maderno

The property





Property ID: IT264923256 - 25088 Toscolano Maderno – Toscolano-Maderno

The property





Property ID: IT264923256 - 25088 Toscolano Maderno – Toscolano-Maderno

The property





Property ID: IT264923256 - 25088 Toscolano Maderno – Toscolano-Maderno

The property





Property ID: IT264923256 - 25088 Toscolano Maderno – Toscolano-Maderno

The property





Property ID: IT264923256 - 25088 Toscolano Maderno – Toscolano-Maderno

The property





Property ID: IT264923256 - 25088 Toscolano Maderno – Toscolano-Maderno

The property





Property ID: IT264923256 - 25088 Toscolano Maderno – Toscolano-Maderno

The property





Property ID: IT264923256 - 25088 Toscolano Maderno – Toscolano-Maderno

The property





Property ID: IT264923256 - 25088 Toscolano Maderno – Toscolano-Maderno

The property





Property ID: IT264923256 - 25088 Toscolano Maderno – Toscolano-Maderno

The property





Property ID: IT264923256 - 25088 Toscolano Maderno – Toscolano-Maderno

The property





Property ID: IT264923256 - 25088 Toscolano Maderno – Toscolano-Maderno

A first impression

In an exclusive, secluded, and peaceful location, we are offering for sale a prime building lot with a stunning lake view, complete with an already-approved building plan, subject to payment of infrastructure and construction fees.
The project was conceived for the construction of a prestigious, high-end private residence, characterized by contemporary architecture, large glass surfaces, and a design aimed at maximizing the panoramic view.
The total area envisaged by the project is approximately 1,000 square meters, comprising both covered and uncovered spaces, including living areas, terraces, outdoor spaces, and ancillary areas.
The villa features a particularly well-defined layout, with five bedrooms, six bathrooms, a spacious living area with spaces dedicated to socializing both indoors and outdoors, as well as a full wellness area, a swimming pool, and a private park.
Among the amenities included in the project:
* Infinity pool overlooking the lake;
* Spa;
* Gym;
* Wine room;
* Spacious terraces and panoramic balconies;
* Indoor and outdoor living and relaxation areas;
* Garage and parking spaces;
* Basement rooms and utility spaces;
* Utility and auxiliary areas;
* A garden spanning over 6,000 square meters.

The layout of the interior spaces and the scale of the outdoor areas have been designed to create a residence where architecture, landscape, and lake views come together in perfect harmony.
The project also allows for the development of a property with top-tier finishes, materials, systems, and amenities, in line with a residential concept tailored for the luxury and ultra-luxury segments.
This is a particularly attractive opportunity for those seeking to acquire a prestigious location and build a large private residence, while benefiting from the advantage of starting with an already approved project.
Our agency is available to provide the project plans, technical documentation, and information regarding the estimated costs for the construction.
For further information and a confidential presentation of the project, please contact the agency.

Property ID: IT264923256 - 25088 Toscolano Maderno – Toscolano-Maderno

All about the location

Location and climate
Toscolano Maderno lies on a wide promontory enclosed between the romantic port of Toscolano and the picturesque Gulf of Maderno.
The municipality of Toscolano-Maderno is located on the Brescian shore of Lake Garda, which is 40 km from the provincial capital Brescia.
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), Gatto d'oro, la tana, il Cortiletto and excellent pizzerias.
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.
A variety of golf courses can be reached within 15 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 Salò (public and private)
- Port of Maderno (public)
- Port of Torchio - Manerba del Garda (private)
- Port of Gardone Riviera (public and private)
Beaches Salò and surroundings

It boasts some beautiful beaches: the Degli Ulivi beach, Lido Azzurro and Riva Granda. If you have a four-legged friend, Riva Grande beach is just the thing for you: very generously sized, it has a rescue service, kiosk, watering holes and play area for dogs and children.
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.

Property ID: IT264923256 - 25088 Toscolano Maderno – Toscolano-Maderno

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