Edilfin srl
via Giorgio Strehler 19 - 25080 Manerba del Garda
Phone number 0365551761

Villa
€ 1.100.000
Ref. 33091074-4

220 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 4

Ref: 074-4

Newly Built Single-Level Detached Villa with Lake View and Shared Pool – Pacengo di Lazise

In one of the most panoramic and secluded areas of Lake Garda, in Pacengo di Lazise, we offer for sale an exclusive newly built detached villa, perfect for those who want to live immersed in nature without sacrificing the comfort and efficiency of a contemporary home.
Located within an elegant residential complex comprising just seven independent units, the villa stands out for its modern design, high-quality construction, and privileged location with panoramic lake views.
Constructed entirely on a single level, it offers an interior space of approximately 135 square meters and a retail space of approximately 210 square meters. The spaces are spacious, bright, and designed to ensure maximum livability, thanks to large windows that allow natural light to enter and frame picturesque views of the greenery and Lake Garda.
The outdoor spaces, including porches and terraces, allow you to fully enjoy the mild climate and tranquility of the setting. The beaches and lakefront are just a few minutes' walk away, making it the ideal location for those seeking a balance between privacy, convenience, and scenic beauty.
The villa is CasaClima A4 certified, synonymous with extremely high energy performance and sustainability. It features a 6 kW

photovoltaic system, underfloor heating, customizable basic home automation, and high-quality parquet and porcelain stoneware finishes.
The residential complex includes a 60 m2 shared swimming pool, surrounded by greenery, perfect for relaxing on summer days.

Main features:
Detached villa on one level. Internal surface area: approximately 135 m2. Commercial surface area: approximately 210 m2. Panoramic view of Lake Garda. Just a 5-minute walk from the beaches. Modern design with large windows. Livable outdoor spaces: porches and terraces. CasaClima A4 certification. 6 kW photovoltaic system. Customizable basic home automation. Underfloor heating. Parquet and porcelain stoneware floors. Optimal sun exposure. Covered parking spaces. Shared 60 m2 swimming pool. Expected delivery: June 2026.

Nestled in a quiet and well-connected area, the property represents a unique solution for those seeking a high-end residence in one of Garda's most charming locations.
Contact us for more information or to book an exclusive tour.

This announcement is for informational and commercial purposes only. The information provided has no contractual value and is subject to change.

Certification

Energy Class: A4

Property details

Address: Via Lazise	**Bedrooms**: 3
Bathrooms: 2	**Rooms**: 4
State of Preservation: Excellent	**Level**: Ground Floor
Indipendent heating: Indipendent	**Parking**: Carport
Year built: 2025	**Garden**: Private
Sea Distance: 450 meter	**Kitchen**: Open kitchen

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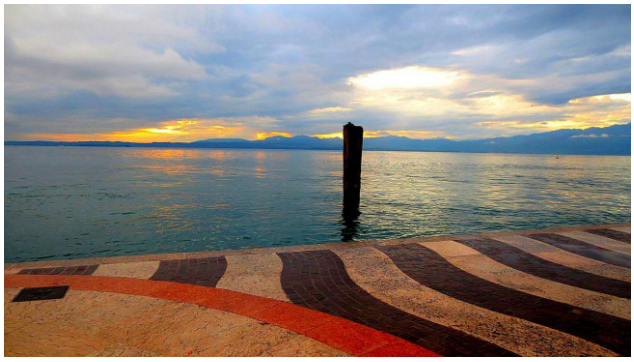

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