

**Salo' – Gardasee**

# Luxurious modern villa with lake view on the Gulf of Salò

**Property ID: IT244151440**



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**PURCHASE PRICE: 5.500.000 EUR • LIVING SPACE: ca. 410 m<sup>2</sup> • ROOMS: 14 • LAND AREA: 4.000 m<sup>2</sup>**

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## At a glance

|                      |             |
|----------------------|-------------|
| Property ID          | IT244151440 |
| Living Space         | ca. 410 m²  |
| Available from       | 04.03.2025  |
| Rooms                | 14          |
| Bedrooms             | 7           |
| Bathrooms            | 8           |
| Year of construction | 2023        |
| Type of parking      | 6 x Other   |

|                |                                                   |
|----------------|---------------------------------------------------|
| Purchase Price | 5.500.000 EUR                                     |
| Commission     | Subject to commission                             |
| Total Space    | ca. 691 m²                                        |
| Usable Space   | ca. 512 m²                                        |
| Equipment      | Terrace, Swimming pool, Sauna, Fireplace, Balcony |

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## Energy Data

|                 |                        |                         |                           |
|-----------------|------------------------|-------------------------|---------------------------|
| Type of heating | Underfloor heating     | Energy Certificate      | Energy demand certificate |
| Energy Source   | Air-to-water heat pump | Energy efficiency class | A                         |
| Power Source    | Air-to-water heat pump |                         |                           |



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## A first impression

Stunning modern-style villa in a dominant position on the Gulf of Salò. The breathtaking views, architectural design, finishes and tasteful furnishings make it a unique property on the whole lake area.

The villa, protected by the forest behind, stands on a private street to enjoy from the total privacy and is arranged on three levels; The main floor is designed with a large living room equipped with kitchen and total lake view, a bioclimatic greenhouse to enjoy a unique relaxation area, two double bedrooms with private bathrooms, walk-in closets and the laundry room. Imposing and majestic in the living room we find a large illuminated olive tree that gives a unique touch to the villa.

On the second floor we find four bedrooms with walk-in closets and their bathrooms, one of which has a scenic shower overlooking the lake and olive grove.

On the lower floor are two guest suites with related bathrooms and walk-in closets, a service apartment and the dressing room with bathroom for day guests. Even from here, each of the suites enjoys total lake views and direct access to the garden.

It could not miss the heated, saltwater infinity pool on the lake, a gym and spa in the garden. Away from the pool rises a fantastic outdoor area with a large-sized table served by an outdoor equipped kitchen.

There are four covered parking spaces.

The park of over 4,000 square meters all around has been planted with over 200 species of flowers and plants in addition to Garda olive trees. The meticulous distribution of lights gives the villa a fairy-tale atmosphere at night. The olive grove makes the park fantastic for relaxing walks in the quiet of nature protected by total privacy.

There is a photovoltaic system that makes the property largely self-sufficient. Two heat pumps for hot and cold management, demotica, wire broadcasting, video surveillance system, ultra-modern mosquito control system in the entire garden and remote home automation controls that ensure maximum comfort in every room of the villa.

We look forward to seeing you in the office for any details about the villa and to arrange your visit.



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## All about the location

### Brief history.

The name Salò has no clear derivation. Some sources trace it to the name of an Etruscan queen, Salodia; others connect it to a lucumon named Saloo; still others to the Latin term "salodium," which indicated the halls and rooms with which the lakeside villas of Roman times were rich. This town became famous in 1943 when the Italian Social Republic, also known as the Republic of Salò, was founded here. The Foreign Ministry office that issued the Republic's press releases was located here, even though formally the capital was Rome.

### Location and climate

The municipality of Salò, overlooking the gulf of the same name on Lake Garda, is enclosed to the west and south by the Morenic Hills and to the north by Mount San Bartolomeo. The hamlet of Barbarano is the only one located outside the gulf, but this extends along the coast, at the foot of the mountain, northward, bordering Gardone Riviera.

The climate is mild all year round 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 on your skin the heavenly atmosphere of this small island.

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, Le Rose and excellent pizzerias.

### Lake Garda sports

Lake Garda is known for water sports, first and foremost sailing with the important regattas that take place 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 10 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 Portese ( public and private )
- Port of San Felice ( public )
- Port of Torchio - Manerba del Garda ( private )
- Port of Gardone Riviera ( public and private )

Beaches Salò and surroundings

Spiaggia delle Rive.

Mulino 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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*To the Disclaimer of von Poll Immobilien GmbH*

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