Cavaion Veronese

Exclusive New Development – Two Premium Villas in a Prime Location with Breathtaking Views

Property ID: IT254922008

PURCHASE PRICE: 2.470.000 EUR • **LIVING SPACE:** ca. 283 m^2 • **ROOMS:** 4 • **LAND AREA:** 1.600 m^2

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At a glance

Property ID	IT254922008
Living Space	ca. 283 m²
Rooms	4
Bedrooms	3
Bathrooms	4
Year of construction	2025
Type of parking	2 x Garage

Purchase Price	2.470.000 EUR
Total Space	ca. 401 m²
Usable Space	ca. 283 m²
Equipment	Terrace, Swimming pool

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Energy Data

Type of heating	Underfloor heating
Energy Source	Air-to-water heat pump
Energy certificate valid until	25.04.2035
Power Source	Air-to-water heat pump

Energy Certificate	Energy demand certificate
Final Energy Demand	15.00 kWh/m²a
Energy efficiency class	A+

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The property

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A first impression

In an extraordinary panoramic position above Lake Garda – nestled among the gentle hills and sun-drenched vineyards above Bardolino – this exclusive new development project envisions the construction of two elegant Premium Villas. The property is located in one of the most sought-after and peaceful residential areas in the region, far from the tourist hustle and yet only a short drive from the lakeshore. Here, privacy, nature and architectural sophistication blend into a harmonious concept – designed for those who seek something truly special. The two villas offer a breathtaking panoramic view over Lake Garda, the surrounding vineyards and the picturesque hills – a visual delight at any time of day. Thanks to thoughtful positioning and careful architectural planning, future owners will enjoy complete privacy in a truly unique natural setting. Despite the tranquil and exclusive location, the connectivity is excellent: fine dining restaurants, charming cafés and shopping options are just minutes away. The motorway exit “Affi – Lago di Garda Sud” is close by, as is the historic city of Verona with its international airport, reachable in less than 30 minutes. The project already has full municipal building approval. Construction will be carried out by a renowned and experienced developer known for high quality standards, reliability and architectural finesse. The villas will be delivered turnkey according to a detailed building specification. Buyers also have the opportunity to incorporate their personal preferences – from materials to layout – to create a home tailored to their exact wishes. Both villas boast a generous and well-thought-out floor plan. The ground floor features a bright open-plan kitchen and living area with direct access to the terrace, garden and pool area, as well as an inviting entrance hall and a guest bathroom. The upper floor includes three bedrooms – one of them a spacious master suite with en-suite bathroom – plus a second bathroom serving the other rooms. The lower level offers a spacious multipurpose room ideal as a wine cellar, gym or home cinema, along with technical rooms for the house and pool, and ample storage space. All floors are connected by an internal staircase and a lift. Each Villa includes a double garage and additional outdoor parking spaces. One of the two villas allows for the addition of a fourth bedroom on the ground floor. Detailed floor plans are available upon request. Whether as a distinctive holiday home or a prestigious main residence – this refined new development meets the highest standards: spacious, light-filled interiors, premium finishes, complete privacy and a spectacular panoramic location – among the most beautiful and desirable on Lake Garda. A home created for those who seek the extraordinary. We look forward to hearing from you.

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All about the location

Where tranquility, panoramic views and quality of life meet This exclusive new development is situated in a breathtaking panoramic location. The two stylish premium villas are located in one of the most desirable and peaceful residential areas on the southeastern shore of Lake Garda – far from the hustle and bustle of tourism, yet just minutes away from all daily conveniences. The property is approximately a 5-minute drive above the center of Cavaion Veronese, a charming village known for its historic core, local restaurants, small shops, and authentic, welcoming atmosphere. Cavaion Veronese is renowned for its high quality of life away from tourist crowds – featuring picturesque wineries, scenic walking paths through olive groves, and a relaxed ambiance that perfectly reflects the true spirit of Lake Garda's hinterland. Just 10 minutes away by car lies Bardolino – one of the most popular and well-known destinations on Lake Garda. Situated directly on the lakefront, Bardolino offers a refined blend of Mediterranean elegance, a vibrant promenade, gourmet dining, and a wide array of leisure activities. The location also benefits from excellent accessibility: both the Affi – Lago di Garda Sud motorway exit and Verona's international airport can be reached in a short time. This exclusive setting combines maximum privacy with optimal convenience. What makes this location truly special is its rare combination of nature, sweeping lake views, and proximity to the most beautiful spots on Lake Garda.

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Contact partner

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