

Cavaion Veronese – Gardasee

## Premium newly built villa in quiet location with fantastic lake view over the bay of Bardolino

Property ID: IT254921921



[www.von-poll.it](http://www.von-poll.it)

PURCHASE PRICE: 1.990.000 EUR • LIVING SPACE: ca. 130 m<sup>2</sup> • ROOMS: 4 • LAND AREA: 560 m<sup>2</sup>

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## At a glance

Property ID	IT254921921
Living Space	ca. 130 m²
Rooms	4
Bedrooms	3
Bathrooms	4
Year of construction	2024
Type of parking	3 x Outdoor parking space, 2 x Garage

Purchase Price	1.990.000 EUR
Commission	Subject to commission
Total Space	ca. 378 m²
Usable Space	ca. 259 m²
Equipment	Terrace, Swimming pool, Balcony

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## Energy Data

Type of heating	Underfloor heating
Energy Source	Air-to-water heat pump
Energy certificate valid until	15.09.2032
Power Source	Air-to-water heat pump

Energy Certificate	Energy demand certificate
Final Energy Demand	20.00 kWh/m²a
Energy efficiency class	A+
Year of construction according to energy certificate	2023



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## The property



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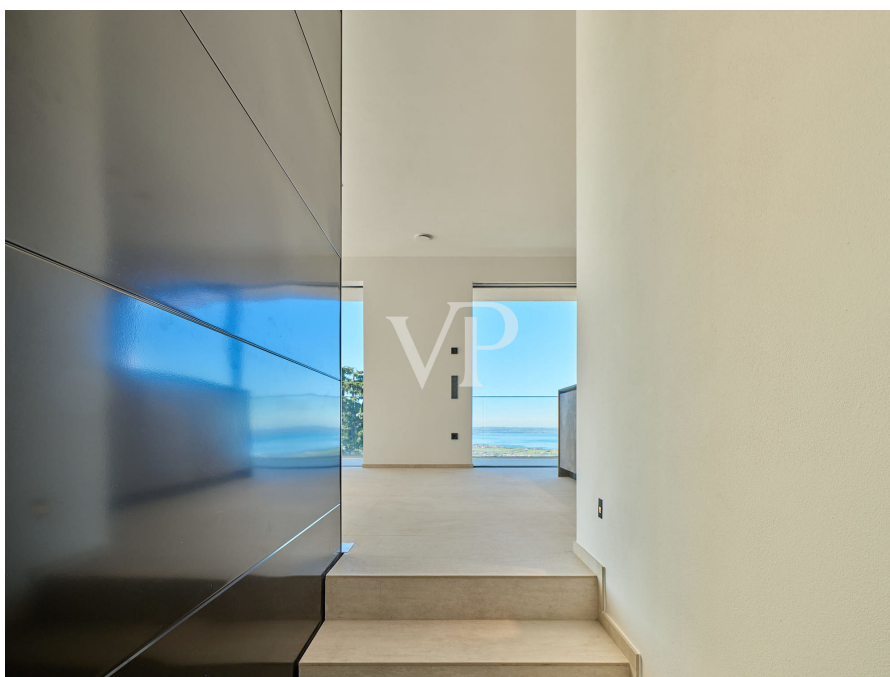
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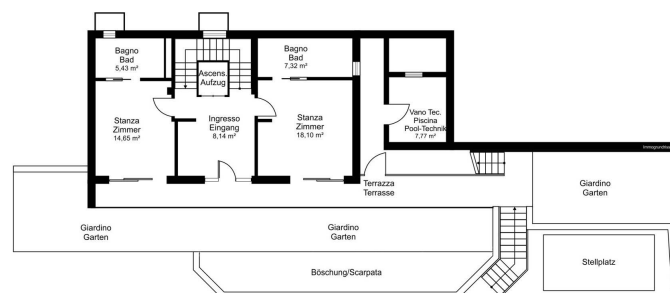
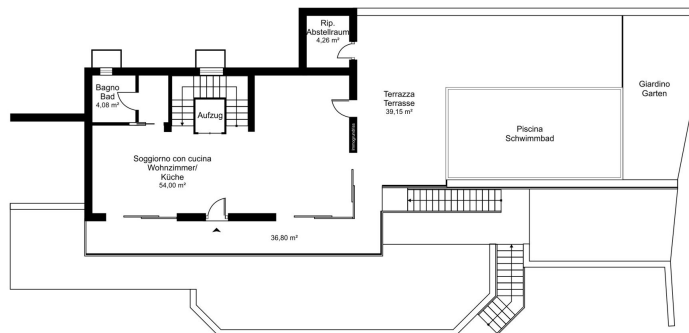
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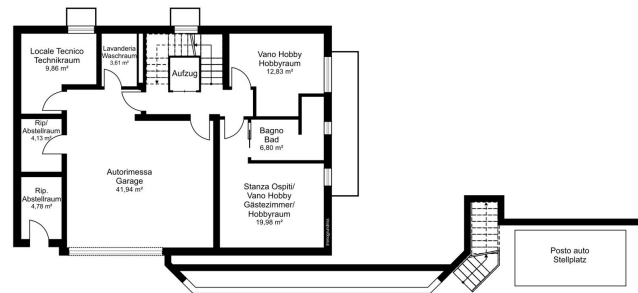
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## Floor plans





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.

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## A first impression

Welcome to your new Home in one of the most exclusive areas on Lake Garda! This fantastic Premium new build Villa offers a unique combination of modern Architecture with simple lines, quiet location and breathtaking Lake Views. Perfect for those looking for a retreat away from the hustle and bustle but still appreciating the proximity to Cavaion Veronese and Bardolino.

The villa is enthroned in an elevated position and offers absolute peace and privacy. Enjoy the spectacular Panoramic Views of Lake Garda and the surrounding nature while being just a short drive from the lake's amenities and activities.

The villa is spread over three floors and offers spacious living areas and high-quality execution:

First floor: the light-flooded living and dining area has an open-plan kitchen and a guest WC. From here you have direct access to the large terrace and garden with infinity pool, where you can enjoy the spectacular views and relaxed atmosphere.

Ground floor: The inviting entrance area with checkroom leads you to the master bedroom with en-suite bathroom, another double bedroom with en-suite bathroom and a further guest bedroom with en-suite bathroom is located on the lower floor.

Basement: Here you will find the double garage, the technical room, 2 storage rooms, a laundry room, as well as a further hobby room (fitness room, wine cellar) and the guest room with bathroom mentioned above.

### Outdoor area

The terrace and garden with swimming pool offer the perfect place to relax and unwind. There is also a clever storage room for sun loungers and pool equipment. Additional parking area offer space for 3 more cars, with direct car access to the ground floor garden, if required.

### Special features

The villa is south-west facing and promises many hours of sunshine.

-Large window openings allow plenty of light to flow into the rooms.

The property was constructed with high-quality materials in an impressive design, which is reflected in every detail.

The Villa has an elevator and is therefore barrier-free (even the access to the terrace has no difference in level).

- The statutory VAT of 10% on the purchase price as a vacation property has already been paid for this Villa and therefore does not have to be paid by the new owner.
- The Villa is only about 7 minutes by car from the highway exit Affi - Lago di Garda Sud and is therefore easily accessible even during the high season.
- Verona is only 20 minutes away from the villa by car.

Experience the peace, comfort and breathtaking views of this unique villa for yourself. Contact us today to arrange a viewing and discover your dream home on Lake Garda.

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## Details of amenities

The villa can be handed over immediately upon request. The elegant, custom-designed furnishings, created by an interior architect, cost €100,000 extra to the selling price and give the property an exclusive living atmosphere. The furnishings include a high-quality custom-built kitchen, stylish lighting elements, a bespoke wardrobe, perfectly fitted built-in wardrobes in the bedrooms, and an elegant bathroom design.

You can move into your new holiday home right away and fully enjoy the upcoming season at Lake Garda.

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## All about the location

Cavaion Veronese is a charming municipality in the province of Verona, Italy and is located in the hinterland of Bardolino. In Cavaion you will find everything you need in terms of infrastructure (supermarkets, bars, restaurants, doctor, pharmacy, hairdresser, laundry, butcher, etc.).

It is surrounded by the breathtaking landscape of Lake Garda and offers visitors a wide range of activities and sights.

The municipality is known for its picturesque vineyards and olive groves, which provide an idyllic backdrop for walks and bike rides. Here you can enjoy the beauty of nature while tasting the delicious local wines and olive oils.

An absolute highlight is the historic center of Cavaion Veronese, with its narrow streets and charming squares. Here you will also find some historic buildings, such as the parish church of San Martino, which are well worth a visit.

For nature lovers, there are numerous hiking trails and viewpoints in the surrounding area, from which you can enjoy breathtaking views of Lake Garda and the surrounding mountains. A visit to the nearby Monte Baldo, a popular excursion destination for hikers and mountain bikers, is also recommended.

If you would like to experience history and culture, you should definitely take a trip to the nearby city of Verona. Here you can visit the famous Roman amphitheatre, the Arena di Verona, or take a stroll through the charming old town.

In Cavaion Veronese, you will also find a variety of restaurants and cafés where you can enjoy delicious Italian cuisine. Be sure to try the regional specialties such as pasta, risotto and, of course, the famous pizza.

Whether you want to explore nature, experience history or simply relax, Cavaion Veronese offers something for everyone.



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## Contact partner

For further information, please contact your contact person:

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