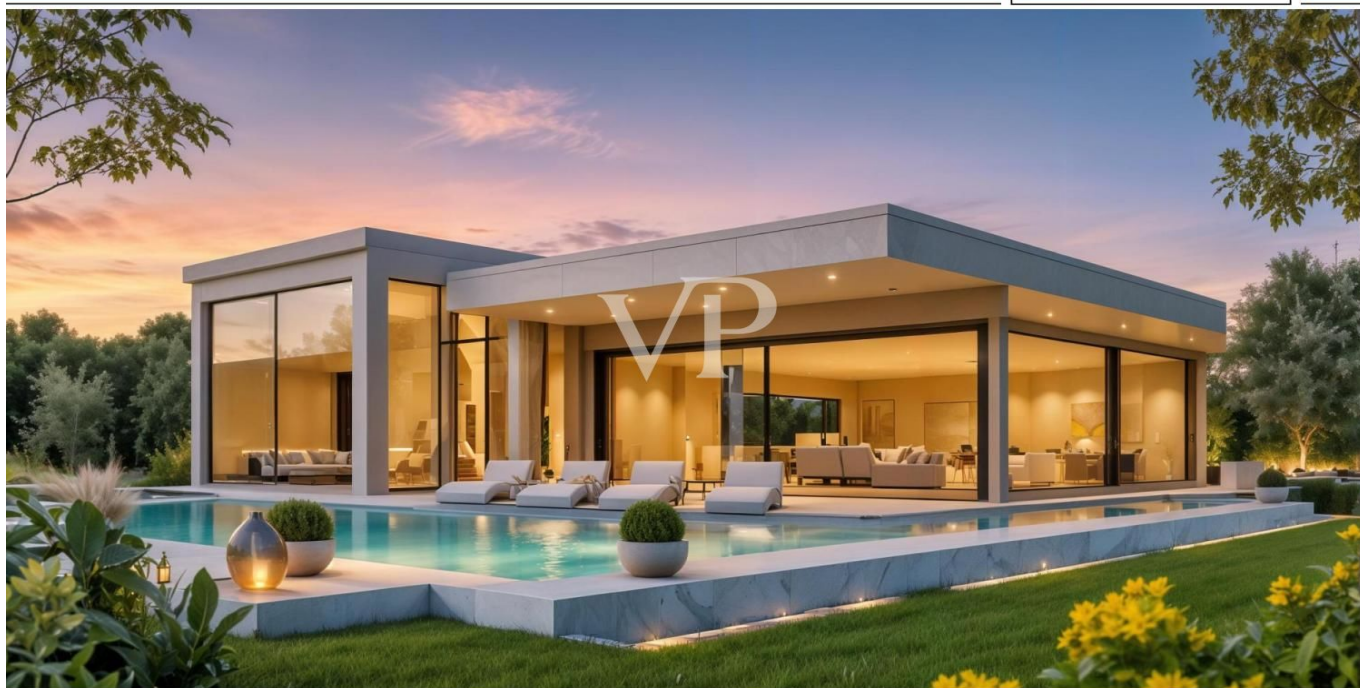


**Salo' – Gardasee**

# Modern luxury villa with lake view on the Gulf of Salò

**Property ID: IT254921793**



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

**PURCHASE PRICE: 4.295.000 EUR • LIVING SPACE: ca. 478 m<sup>2</sup> • ROOMS: 7 • LAND AREA: 2.600 m<sup>2</sup>**

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## At a glance

|                      |             |
|----------------------|-------------|
| Property ID          | IT254921793 |
| Living Space         | ca. 478 m²  |
| Rooms                | 7           |
| Bedrooms             | 5           |
| Bathrooms            | 3           |
| Year of construction | 2025        |

|                |                        |
|----------------|------------------------|
| Purchase Price | 4.295.000 EUR          |
| Commission     | Subject to commission  |
| Total Space    | ca. 790 m²             |
| Usable Space   | ca. 598 m²             |
| Equipment      | Terrace, Swimming pool |

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## Energy Data

|                                   |            |                            |                              |
|-----------------------------------|------------|----------------------------|------------------------------|
| Energy certificate<br>valid until | 20.03.2034 | Energy Certificate         | Energy demand<br>certificate |
|                                   |            | Final Energy<br>Demand     | 20.00 kWh/m²a                |
|                                   |            | Energy efficiency<br>class | A                            |

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## The property



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## The property



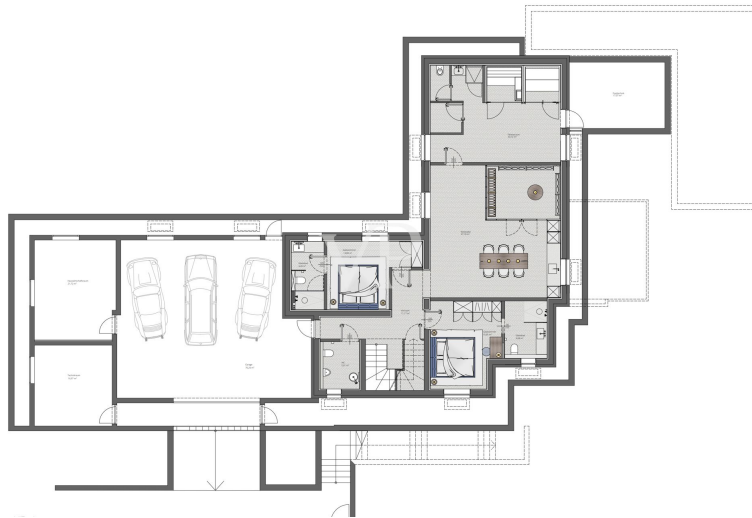
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## The property



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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

Discover the charm of this exclusive villa nestled in the picturesque Gulf of Salò. This prestigious property offers a luxurious living experience in a very peaceful area. With breathtaking views of Lake Garda and the majestic mountains, this is a place where beauty is decisive. The spacious grounds feature a private olive grove, which creates a serene atmosphere for leisure time. The villa is designed to accommodate your loved ones, with generous space in the elegant living and dining areas and a state-of-the-art kitchen. The garden is beautifully landscaped, with a luxurious swimming pool and a welcoming and spacious outdoor terrace. Adorned with large windows, the rooms offer panoramic views. With a sophisticated and refined design, it is the ideal lake house. Come and see it with us.

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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 to the north, 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 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), 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 can be reached 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 Disclaimer of von Poll Immobilien GmbH*

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