

# GLORIOUS CREW

## INTERNATIONAL REAL ESTATE

CODE: 3764

€ 1.600.000,00

Exclusive Living on Lake Garda: An Apartment of Distinction with Garden and Unobstructed Views in the Prestigious 'Villa Maria' Residence

An unparalleled sanctuary of tranquility and aesthetic brilliance in one of Lake Garda's most coveted locales. Situated in the most esteemed hillside district of Salò, within the highly exclusive and secluded "Villa Maria" residence, lies this truly unique dwelling where luxury seamlessly converges with nature and design excellence.

A Vista Without Equal The apartment's **focal point** is the mesmerizing lake view-a perpetually enchanting visual experience. The panorama gracefully sweeps from the picturesque Gulf of Salò across to the evocative Rocca di Manerba, offering a **comprehensive** lacustrine perspective visible from every vantage point, thanks to the property's quadruple exposure. Each window **frames a distinct "masterpiece,"** ensuring abundant natural light throughout the entire day and cultivating a sense of absolute repose, surrounded solely by silence.

"Villa Maria" is an intimate residence, comprising only a limited number of units, conceived for those who demand **utmost privacy and elite amenities**:

- **Communal Pool:** Nestled within meticulously maintained greenery, the swimming pool offers a pocket of paradise for relaxation.
- **Fitness Facilities:** Residents have access to a state-of-the-art, dedicated fitness studio.
- **Technology and Sustainability:** The entire heating and cooling system is managed via an **efficient geothermal plant**, guaranteeing maximum comfort and ecological responsibility.
- **Security:** The apartment is equipped with a cutting-edge alarm system.
- **Accessibility:** Convenient access is provided via a direct elevator.
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The apartment is being sold **fully furnished** and has been meticulously designed to maximize both comfort and sophisticated elegance:

- **Living Area:** The entrance opens onto a **spacious living zone**, clearly delineated into a sitting area and kitchen, offering direct access to a generous terrace-perfect for convivial gatherings.
- **Master Bedroom Suite:** The principal bedroom functions as a private suite, complete with a dedicated master bathroom, a practical walk-in closet, and a private, view-facing terrace.
- **Second Double Bedroom:** Featuring its own walk-in closet.
- **Third Single Bedroom**
- **Finishes:** Elegant **parquet flooring** is featured throughout the property (excluding the bathrooms), while the ceilings are characterized by evocative **whitewashed exposed beams** that impart warmth and distinctive character to the spaces.
- **Private Outdoor Spaces:** An **exclusive private garden** with breathtaking lake views and a convenient **side-by-side double garage** complete this exceptional property.

**An option exists** to purchase an additional one-bedroom apartment within the same residence, complete with a lake-view terrace and two exclusive parking spaces, presenting the **opportunity to seamlessly merge the two units**.

This is the **quintessential solution** for discerning buyers seeking a prestigious residence, where every detail has been thoughtfully considered for well-being and for savoring the timeless beauty of Lake Garda.

**Reason:** sale

**Type:** Apartment

**Address:** Via San Bartolomeo

**Region:** Via San Bartolomeo

**Province:** Brescia

**Municipality:** Salò

**Total Square Meters:** 226

**Bedrooms:** 3

**Bathrooms:** 2



**Rooms:** 4

**Age Construction:** 2009

**Box:** Double

**SQ.MT. Covered:** -

**SQ.MT. Not Covered:** -

**State Of Preservation:** Excellent

**Level:** 1

**Total Floor:** 0

**Lift:** Central Heating

**Address:** Yes

**Current Status:** Excellent

**Condominium Cost:** -

**Exposition:**

**Balconies:** -

**Kitchen:** Exposed Kitchen

**Terrace:** Present

**Garden:** Private

**EPI:** -

**Cellar:** -