

Toscolano Maderno – Gardasee

## Building land with project in private area with lake view in Toscolano Maderno

Property ID: IT244921402



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

PURCHASE PRICE: 1.050.000 EUR • LIVING SPACE: ca. 7.556 m<sup>2</sup> • LAND AREA: 7.556 m<sup>2</sup>

Property ID: IT244921402 - 25088 Toscolano Maderno – Gardasee

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## At a glance

|                |                          |
|----------------|--------------------------|
| Property ID    | IT244921402              |
| Living Space   | ca. 7.556 m <sup>2</sup> |
| Available from | 17.05.2025               |

|                |                          |
|----------------|--------------------------|
| Purchase Price | 1.050.000 EUR            |
| Commission     | Subject to commission    |
| Total Space    | ca. 7.556 m <sup>2</sup> |

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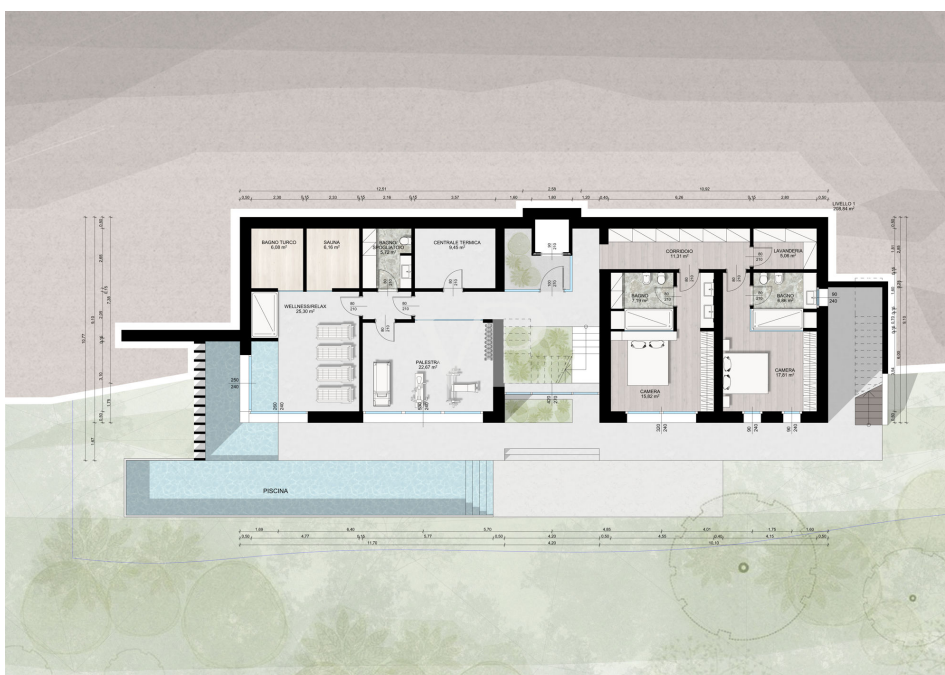
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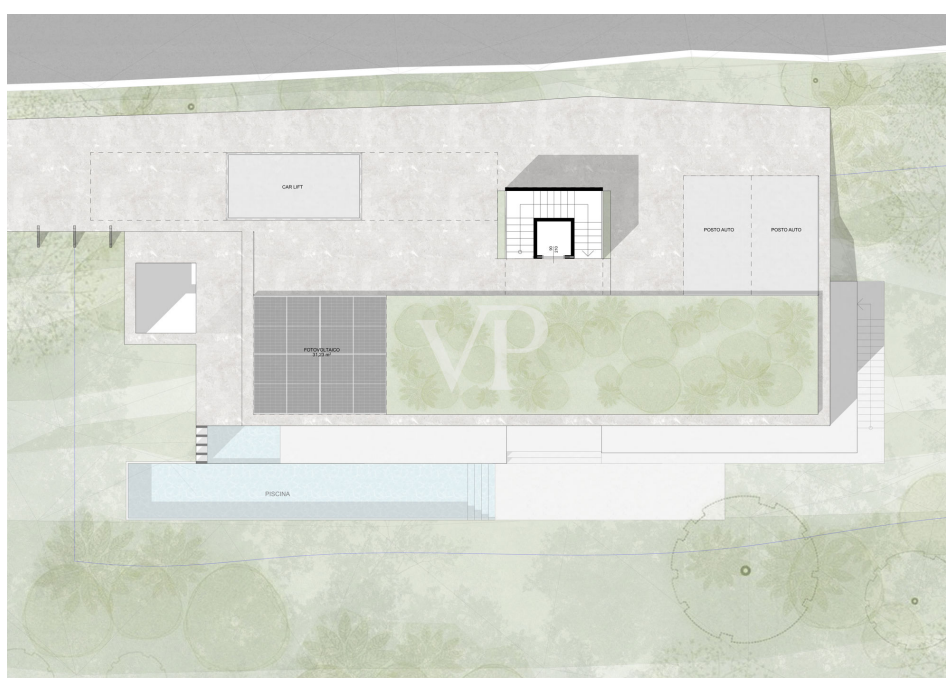
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## A first impression

Building plot in private and quiet area with important lake view.

The building plot is sold with a project where a modern-style villa, infinity pool, spa, gym and relaxation areas to relax and enjoy the view can be built.

The project involves building a villa of about 430 sqm gross on two levels with parking and garage on the roof plus terraces and basement rooms.

The project includes 4 bedrooms, 5 bathrooms, living area with indoor and outdoor dining options, a spa and gym of over 60 sqm, terraces and balconies all facing the lake.

In the agency you will find the project details and costs to realize it.

Don't miss this fantastic opportunity to build your new home in an exclusive area!

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## All about the location

### Location and climate

Toscolano Maderno lies on a wide promontory enclosed between the romantic port of Toscolano and the picturesque Gulf of Maderno.

The municipality of Toscolano-Maderno is located on the Brescian shore of Lake Garda, which is 40 km from the provincial capital Brescia.

The climate is mild throughout the year 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), Gatto d'oro, la tana, il Cortiletto and excellent pizzerias.

### Lake Garda sports.

Lake Garda is known for water sports, first and foremost sailing with the important regattas held 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.

A variety of golf courses can be reached within 15 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 Maderno ( public )
- Port of Torchio - Manerba del Garda ( private )
- Port of Gardone Riviera ( public and private )

Beaches Salò and surroundings

It boasts some beautiful beaches: the Degli Ulivi beach, Lido Azzurro and Riva Granda. If you have a four-legged friend, Riva Grande beach is just the thing for you: very generously sized, it has a rescue service, kiosk, watering holes and play area for dogs and children.

Rive Grandi beach in Barbarano.

Rimbalzello Beach.

For the little ones and beyond.

10 must-see amusement parks on Lake Garda ; the 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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