

**for sale in Negrar
Arbizzano
Price on Application
Ref. 1076**



361 sq.m. | : 3 | : 5 | : 3

MONTERICCO, NEGRAR DI VALPOLICELLA

Exclusive panoramic property with existing villa and significant residual building capacity

Development opportunity for two prestigious villas with swimming pools

In the most dominant and sought-after location of Montericco, in Negrar di Valpolicella, we offer a property unique in its location, panorama, and building potential.

One of the first historic residences built on the Montericco hill, constructed before subsequent development, it is nestled in an exclusive and private setting, with an extraordinarily open and permanent view that encompasses Verona (San Zeno), Monte Baldo, Sirmione, the Brescian Alps and the Prealps, offering natural light from dawn to dusk and scenery of rare beauty.

The property is immersed in a lot embellished with valuable mature trees - olive trees, cypresses, cedars and fruit trees - and has a private outdoor swimming pool.

The existing villa

The current home is spread over three levels (basement, ground floor, and attic, the latter with both internal and independent access), for a gross living area of approximately 318 m2, in addition to a garage, external storage room, terraces, canopies, and accessible attics.

Existing built volume above ground: approximately 714 m3

Preliminary design study

The proposal is accompanied by a draft architectural feasibility study, not yet submitted to the municipal offices, which represents a possible enhancement of the available building volume.

The project involves the construction of two independent contemporary villas with a swimming pool and private garage, each set on an exclusive plot of over 1,000 square meters.

Characteristics of each villa

- Internal surface area: approximately 240 m2
- Main layout on one floor, plus habitable attic floor.

Main floor

- Large living area with living room and kitchen
- Service bathroom
- 4 bedrooms
- 4 en suite bathrooms
- 2 walk-in closets
- Laundry
- Disengagement
- Closed garage for 3 cars
- Fourth covered parking space
- Panoramic porch of 70 m2

Upper floor

- Study / relaxation room
- Gym
- Walk-in closet
- Bath
- Access to a 55 m2 panoramic terrace

Each villa is completed by a private swimming pool and large green spaces.

The illustrated proposal represents one of the possible configurations that can be developed based on the available building volume.

This is a preliminary study designed to concretely demonstrate the property's potential; the remaining volume allows for various design solutions, customizable based on housing, architectural, or investment needs.

For any further information or details, please contact us directly: we will be happy to discuss your specific needs and development options with you.

A rare opportunity in Valpolicella

An ideal solution for those who want:

an iconic residence to customize in one of the most prestigious locations in Valpolicella;

a real estate development operation with extremely high added value;

a heritage asset with strong landscape uniqueness and significant residual building capacity.

A unique property where panorama, privacy, history and design potential meet.

Features

Codice: 1076

Motivazione: Sale

Indirizzo: Via Gaetano Donizetti, 3

CAP: 37024

Comune: Negrar

Zona: Arbizzano

Totale_mq: 361 sq.m.

camere: 5

bagni: 3

Locali: 3







