INOLTRE
real estate solutions

INOLTRE Real Estate Solutions
Via Peschiera, 16 - 37011 Bardolino (VR)
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for sale in San Zeno di Montagna
€ 1.000.000
Ref. 1060



3.591 sq.m.

3,591 sq m of land with approved villa project and paid fees – San Zeno di Montagna, overlooking Garda Lake

On Lake Garda, finding a plot of land is just the beginning: then come months, sometimes years, of planning, paperwork, and waiting. Here, that phase is already over. The permit is approved, the development fees are paid, and construction can begin.

The lot measures 3,591 square meters and is located in a residential area in San Zeno di Montagna, the town known as "the balcony overlooking Lake Garda." It sits between 600 and 700 meters above sea level, on the slopes of Monte Baldo overlooking the lake, among chestnut groves and meadows. In summer, it's cool and far from the traffic of the Riviera, yet Garda is only 8 km away, Bardolino 15 km, the Affi toll booth 11 km, and Verona Airport 38 km.

The land is being sold along with the Villa Ala project, a contemporary single-story residence designed to meet energy efficiency class A4. It comprises three low volumes nestled under large, thin, sloping roofs, which open like wings to the landscape, with floor-to-ceiling windows and oak ceilings that extend into the external overhangs. The living area is at the

center, with ceilings up to approximately 4 meters. The two lateral wings house three bedrooms, four bathrooms, and a multipurpose room, which can be used as a private spa or gym. Outside, there's a 10.5 x 5.8 m swimming pool with a solarium, a raised panoramic terrace, over 200 square meters of porches, and two covered parking spaces. The villa occupies less than 13% of the lot, leaving the rest to be enjoyed as parkland.

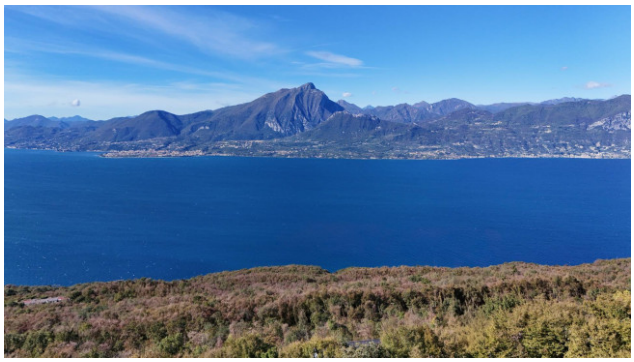
This project is ideal for those who want to build their own home on Lake Garda with their own company and on their own time, starting from a pre-authorized project. It is also suitable for investors and builders seeking a ready-made deal in a growing market, where asking prices are already approximately 20% above the provincial average.

The villa is also available as a turnkey property.

The images are renderings of the approved project, also processed using artificial intelligence tools, and are for illustrative purposes only. Drawings and documentation are available upon request, and visits are by appointment.

Features

Codice: 1060	Motivazione: Sale
Comune: San Zeno di Montagna	Totale_mq: 3.591 sq.m.
Buildable sq.m.: 244 sq.m.	

















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