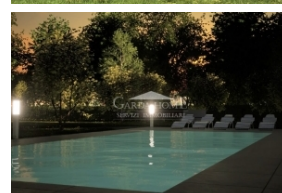


**Cod: V16-P1a**

## **Three-room first floor apartment with terrace**



### **Caratteristiche:**

Tipology:	Apartment	Area:	107 mq
Property code:	V16-P1a	Rooms:	3
Contract:	For sale	Baths:	2
Place:	Manerba del Garda	Energy class:	A4
price:	<b>€ 440.000</b>	IPE:	21.12 kWh/m2anno

**Descrizione:** New residence of only six units with large green areas and a communal swimming pool.

The residence will be located in a quiet residential area surrounded by peaceful hills with views of the lake. Close to Pieve Vecchia and only 2 km from the beautiful and well-equipped La Romantica beach.

The flat is located on the first floor and consists of an entrance hall, living room with open kitchen and a French window leading to a large covered terrace. The hallway connects the living area to the sleeping area divided into a bathroom with window, a double bedroom with balcony and en-suite bathroom and another double bedroom with balcony.

The double east-west exposure makes the flat's rooms very bright and welcoming.

The latest generation finishes include white PVC windows and French doors with triple glazing, mosquito nets on the windows and electric blinds. The interior doors will be in white laminate. Photovoltaic system, air/water heat pump with electric pumps for underfloor heating with thermo-furnishing support in the bathrooms. Air treatment system with mechanical ventilation in each room. Prearrangement for air conditioning system with splits in the bedrooms and living room. The flooring will be porcelain stoneware.

In the basement there is a convenient cellar with connections for a washing machine.

Two covered parking spaces inside the resort and an uncovered parking space outside the residence complete the property.

Delivery is planned for July/September 2025.

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