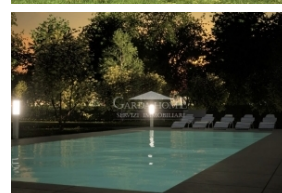


Cod: V16-PT

Three-room ground floor apartment with private garden



Caratteristiche:

Tipology:	Apartment	Area:	140 mq
Property code:	V16-PT	Rooms:	3
Contract:	For sale	Baths:	2
Place:	Manerba del Garda	Energy class:	A4
price:	€ 425.000	IPE:	12.25 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 ground floor and consists of a comfortable entrance hall, living room with open kitchen and a large French window leading to a large porch with a private garden of approx. 210 sqm. The hallway connects the living area to the sleeping area divided into a bathroom with window, a double bedroom with en-suite bathroom and another double bedroom with access to a small private garden.

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.

Garda Home S.n.c. di Ronchi Massimiliano & C. | P.iva e CF: P.Iva 03687180988

Via Lorenzini, 7 - 25015 Desenzano del Garda (Bs)

Tel: (+39) 030 9120534 - Email: info@gardahome.eu