



## Elegant two-bedroom apartment with garden in residence with swimming pool a stone's throw from the lake

### Στοιχεία μεσίτη

Όνομα:	ArKadia
Όνομα εταιρείας:	
Χώρα:	United Kingdom
Τηλέφωνο:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 662,516.62

### Τοποθεσία

Χώρα:	Italy
Νομός/Περιοχή/Επαρχία:	Veneto
Πόλη:	Garda
Δημοσιεύθηκε:	31/05/2026

#### Περιγραφή:

In Manerba del Garda i one of the most appreciated areas for tranquility, proximity to the lake and quality of the context, we offer for sale an elegant three-room apartment on the ground floor with front and back garden located within a very recent residence of only 21 units, equipped with swimming pool.

The location is one of the main strengths, the beaches and the lakefront are within walking distance in about 300 meters, making the property ideal both as a high-end vacation home and as a safe and easily leasable tourist investment.

The apartment, in energy class A3, is sold fully furnished and is in like-new condition. The entrance opens onto a large and bright living area, consisting of living room and kitchenette, designed to ensure comfort and functionality. A large French door harmoniously connects the interior spaces with the outside, enhancing daily livability.

The living room overlooks a large covered porch, complete with drop-down awnings, perfect for outdoor dining or relaxing moments throughout the summer season. The porch extends to a well-maintained private garden, providing privacy and an exclusive green space that is rare and increasingly in demand.

The sleeping area is well distributed and consists of two bedrooms, both with direct access to the outside. The master bedroom has a private windowed bathroom, while the second bedroom can use the main bathroom also windowed, modern and finished with quality materials. The property is completed by a



convenient storage/technical room, a practical and functional element for both private use and rental management.

From the plant engineering point of view, the property is equipped with powerful hydronic splits for heating and cooling, present in every room, which ensure optimal climatic comfort throughout the year, with high energy efficiency and low consumption.

On the security front, the apartment is equipped with an alarm system and external video surveillance system, ensuring peace of mind both in direct use and during periods of absence.

To complete the property is included a single garage in the basement, convenient and easily accessible, ideal for ensuring safe and secure parking.

This solution represents a complete and quality proposal for those who want a ready-to-use property, set in a modern and well-kept context, with swimming pool, private garden and a strategic location just a few steps from the lake. A perfect balance between living comfort, energy efficiency and value over time.

## Amenities

The property is included in a recently built residence, consisting of only 21 housing units, characterized by a tidy, private setting with a condominium pool surrounded by large green areas, designed to ensure comfort and tranquility throughout the year.

The apartment is in energy class A3 and is offered for sale fully furnished, presenting itself in like-new condition. The finishes and facilities reflect a modern and functional standard, designed for immediate use either as a private home or as a solution to be put to income.

From the plant engineering point of view, the unit is equipped with heating and cooling system through hydronic splits, present in each room, able to ensure efficient and homogeneous climate control in all seasons, with low consumption and high living comfort.

The internal distribution provides a bright living area with living room and kitchenette, directly connected to outdoor spaces, a sleeping area consisting of two bedrooms, both with direct access to the outside, and two windowed bathrooms, one of which serves the master bedroom. There is also a storage room/technical room, a practical and increasingly appreciated element for space management.

The outdoor spaces are enhanced by a covered porch, directly accessible from the living room and complete with drop-down awnings, which overlooks a private front and back garden, ensuring privacy, livability and continuity between indoors and outdoors.

On the security front, the apartment is equipped with an alarm system and external video surveillance system, solutions that ensure peace of mind both in daily use and during periods of absence.

The property is completed by a single garage in the basement, convenient and easily accessible, ideal for ensuring safe and secure parking.



## Location

The property is located in Manerba del Garda, in Via del Zocco, one of the most appreciated and sought-after areas of the territory for tranquility, quality of the residential context and proximity to the lake. It is a predominantly residential area, tidy and reserved, away from heavy traffic but at the same time extremely convenient to the main services and beaches.

The proximity to the lake represents a real and measurable value: the beaches and lakefront can be easily reached on foot in about 300 meters, without the need to use a car. This feature makes the location ideal both for personal use as a vacation home and for efficient tourist management that is easily appealing on the short-term rental market.

Via del Zocco fits into a well-maintained and harmonious context, characterized by recent residences, surrounding greenery, and a high urban quality. The area allows for an authentic lake experience, with quick access to scenic walks, bike paths, bathing establishments and nature areas, while maintaining privacy and silence.

The center of Manerba del Garda and the main services can be reached in a few minutes, as well as connections to the most renowned resorts of the lower and middle Garda area. The location is therefore strategic not only for seasonal tourism, but also for those who want a stable foothold on the lake, easily accessible and well connected.

Overall, the location of the property combines proximity to the lake, privacy and quality of the context, fundamental elements to ensure high usability over time and a solid hold on the real estate value.

## Κοινά

Κρεβατοκάμαρες:	2
Μπάνια:	2
Τελειωμένα τετραγωνικά πόδια:	105 τ.μ
Μέγεθος αυλής:	200 τ.μ
Floor Number:	1

## Room details

Total rooms:	3
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## Energy efficiency

Energy Use (kWh/m <sup>2</sup> /year):	3
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## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Link: [http://www.arkadia.com/WLCC-T2686/?utm\\_camp](http://www.arkadia.com/WLCC-T2686/?utm_camp)



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