



ELEGANT APARTMENT ON TWO LEVELS IN RENOVATED COURTYARD

Ügynök információ

Név:	ArKadia
Cégnév:	
Ország:	United Kingdom
Telefon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 632,247.37

Elhelyezkedés

Ország:	Italy
Állam/Régió/Tartomány:	Veneto
Város:	Garda
Feladta:	2026. 03. 01.

Leírás:

Discover the opportunity to live in a new and refined two-level apartment, nestled in the enchanting scenery of Manerba del Garda, one of the most desirable and suggestive locations of Lake Garda. This exclusive residence has been conceived to offer a high-quality living experience, combining modern design, functional spaces and a privileged location, just a few steps from the famous Romantic Beach.

The apartment is distinguished by its contemporary architecture and meticulous attention to detail, designed for those who desire a haven of peace and beauty. On the ground floor, the entrance opens to a bright and spacious open-plan living room and kitchen. This room, the beating heart of the house, is designed to encourage conviviality and fluidity between the different functional areas. The modern and fully equipped kitchen integrates harmoniously with the living area, creating an ideal space for entertaining guests or enjoying relaxing moments with the family. The large windows provide considerable natural light, enhancing every detail of the furnishings and offering a pleasant view of the outdoors. Completing the ground floor is a windowed bathroom, a detail that adds comfort and practicality, ensuring excellent ventilation and natural light.

Going up to the first floor, you enter the sleeping area, designed to ensure maximum privacy and tranquility. Here are two spacious and cozy bedrooms, ideal for resting. Each room is designed to offer ample space for closets and customization, creating intimate and comfortable environments, perfect for couples, families or as elegant guest solutions. A second bathroom, also finished with fine materials, serves the sleeping area, providing functionality and style. The distribution on two levels gives the apartment a sense of spaciousness and independence, typical of the most exclusive living solutions.



An additional added value of this property is the covered parking space, a must-have convenience that provides security and practicality, protecting the vehicle from the elements and providing easy access to the home. This detail is particularly appreciated in a tourist location like Manerba del Garda, where the availability of parking is a significant plus.

This apartment represents a unique opportunity for those who wish to live or invest in one of the most desirable areas of Lake Garda, combining the elegance of a new construction with the convenience of a strategic location. An investment in well-being and quality of life, in a context that continues to enhance its value over time.

Amenities

The specification of works for "Borgo Manerba" in Manerba del Garda outlines the construction specifications and fine finishes of the apartments, ensuring high standards of quality, energy efficiency and living comfort.

The structure includes renovated foundations with aerated crawl space for moisture insulation and energy improvement. The exterior walls will be 30-cm Poroton, with new openings reinforced by HEA/HEB beams. The floors will vary between brick vaults, laminated wood, and block slabs with collaborating elements. The roof will be wood insulated with XPS and rock wool, covered externally with faux tiles.

The facades will have a thermal insulation system for superior thermo-acoustic insulation, with nanotechnology cladding in the balconies and interior microcladding for the walls on the street, where a portion will have a stone effect. Interior partitions will be plasterboard with rock wool insulation, and fiber cement panels in kitchen, bathroom and TV areas for added strength.

The plant engineering is state-of-the-art: an air-to-air heat pump system will handle heating, cooling, and domestic hot water production, with indoor units (splits) and a regulation-compliant outdoor unit. The sanitary water system will use insulated multilayer pipes. Black water drains will be heavy PVC, recessed and soundproofed. The electrical system will include electrical panel, color video intercom, burglar alarm and fiber optic preparation, with specific equipment for each room.

Interior finishes will include ceramic floors laid in right-joined. Bathrooms will have 25x60 cm tile wall tiles up to 1.25 m high (2.25 m for showers), wall-hung sanitary ware (I life B glossy white toilet and bidet) and Cerabase faucets. The laundry room and kitchen will have the necessary arrangements for connections.

Location

Location is undoubtedly one of the strengths of this apartment. Manerba del Garda is renowned for its crystal-clear waters, breathtaking scenery and rich offer of services and activities. The proximity to the lake allows easy access to beaches, marinas, and scenic trails. In particular, the Romantic Beach, with its clear waters and serene atmosphere, is just a few minutes away, offering privileged access to one of Garda's most picturesque shores. Manerba del Garda is also an ideal starting point for exploring the



beauty of the lower Garda area, including historic villages, wine cellars, and nature trails

Gyakori

Hálósobák:	2
Fürdőszobák:	2
Kész négyzetméter:	155 nm
Floor Number:	3

Room details

Total rooms:	3
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Energy efficiency

Energy Use (kWh/m ² /year):	4
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Lease terms

Date Available:

További információ

Weboldal URL: http://www.arkadia.com/WLCC-T2527/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: pv-982

