



## Elegant four-room apartment with two bathrooms, balconies and swimming pool in class A3

### Agent Info

Naam:	ArKadia
Bedrijfsnaam:	
Mistlampen:	United Kingdom
Telefoon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 482,815.38

### Locatie

Aanbevolen Auto Onderdelen:	Italy
Staat/Regio/Pronvincie:	Veneto
Plaats:	Garda
Geplaatst:	12-04-2026

### Omschrijving:

We offer for sale elegant four-room apartment, available on various floors to choose from, characterized by large spaces and a functional distribution of rooms, embellished by two balconies and set in a modern and private context.

The entrance leads to the bright open-plan living area with open kitchen and large living room, ideal for moments of conviviality, with direct access to the balcony. The sleeping area, well separated, is developed through a convenient hallway and includes a spacious master bedroom, two bedrooms, one of which is a twin, and two bathrooms, one of which is windowed.

The property is designed to offer maximum living comfort thanks to state-of-the-art construction solutions: energy-efficient wooden structure, rock wool insulation for high thermoacoustic performance and internal plasterboard partitions designed to ensure privacy and well-being.

Modern finishes include triple-glazed aluminum window frames and motorized roller shutters. Autonomous underfloor heating, combined with provision for cooling, ensures an ideal climate in all seasons. Centralized system for hot and cold water with meters.

The property is completed by a single car garage with cellar, with the possibility of uncovered parking spaces.

The residential context, equipped with an elevator and condominium photovoltaic system, is NZEB (near-



zero energy building) certified and in energy class A3, ensuring high standards of efficiency and energy savings.

The complex offers swimming pool and well-kept common green spaces, with access via a private road: an ideal solution for those who want to live in an exclusive, quiet environment convenient to the main services.

Planned delivery from the second half of 2027.

Code: DV-704

## Algemeen

Slaapkamers:	3
Badkamers:	2
Afgewerkte vierkante meter:	139 m <sup>2</sup>
Floor Number:	1

## Room details

Total rooms:	4
--------------	---

## Energy efficiency

Energy Use (kWh/m <sup>2</sup> /year):	3
--	---

## Lease terms

Date Available:

## Additionele informatie

Website URL: [http://www.arkadia.com/WLCC-T2615/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/WLCC-T2615/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: dv-704

