



## Exclusive apartment with solarium and lake view

### Agent Info

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

### Advertentie details

|                |                |
|----------------|----------------|
| Vastgoed voor: | Koop           |
| Prijs:         | USD 336,579.73 |

### Locatie

|                             |            |
|-----------------------------|------------|
| Aanbevolen Auto Onderdelen: | Italy      |
| Staat/Regio/Pronvincie:     | Veneto     |
| Plaats:                     | Garda      |
| Geplaatst:                  | 19-07-2026 |
| Omschrijving:               |            |

In an internal position, reserved and away from traffic, we propose a refined apartment with panoramic solarium and suggestive lake view, inserted in a well-kept residential context equipped with a large swimming pool, in the Pieve Vecchia area in Manerba del Garda.

The property is inserted in a neat and well-maintained residential complex, in a particularly reserved position, overlooking the lake and a higher level of privacy than the rest of the context.

The apartment, located on the second floor, stands out for its impeccable state and for the care evident in every detail, with selected furnishings and consistent stylistic choices that enhance its contemporary identity. It is ready to live in, with no need for intervention, and represents an interesting solution both as a main residence and as a vacation home or investment in one of the most sought-after areas of the lower Garda area.

The living area integrates living room, dining area and open kitchen in a harmonious and well-proportioned environment, enhanced by waxed oak parquet flooring that gives warmth and elegance. The furnishings, with clean lines and neutral tones, define elegant and contemporary environments, maintaining stylistic consistency and a strong sense of balance. The double exposure ensures natural light throughout the day and pleasant air circulation that contributes to indoor comfort even in the hottest months, with the support of the air conditioning system already installed.

The master bedroom is cozy and well organized, with mirrored closet that amplifies the perception of space and a decorative wall with a strong character that gives personality to the room. The bathroom,



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finished in marble, is complete with a large shower with resined wood pan, a distinctive detail that combines aesthetics and functionality.

The real added value is represented by the splendid panoramic solarium with open views of the lake and the Rock of Manerba. A private space, ideal for creating a relaxation area, an outdoor dining area or a barbecue corner. The terrace thus becomes a natural extension of the living area, a space to be lived with continuity throughout the day and capable of providing evocative views in every season.

The residence stands out for its large green areas perfectly maintained and for the large condominium swimming pool, articulated in an area dedicated to children and a deeper main pool, set in an orderly and well-administered context. The management costs are balanced in relation to the services offered. The property is completed by a convenient uncovered parking space, with the possibility of future coverage.

The location allows easy access on foot to the lake, beaches and scenic walks typical of the area, while the center of Manerba with stores, services and restaurants is conveniently accessible, as well as connections to Salò, Desenzano and the main roads.

## Amenities

The apartment welcomes with a warm and consistent atmosphere, thanks to the waxed oak parquet flooring that elegantly accompanies every room, from the living area to the sleeping area, creating continuity and visual harmony. The bathroom, finished in marble, is a space with attention to detail, where the resined wood shower tray becomes a distinctive element capable of combining aesthetics and functionality with a contemporary touch.

Light is the protagonist: designer glass light fixtures diffuse soft, enveloping lighting designed to enhance the space at any time of day. The modern furnishings, made to measure and declined in neutral tones, integrate naturally into the whole, offering a current but easily customizable style, ideal both for direct use and as an investment.

The internal distribution is rational and well thought out, without wasting space, with proportionate and functional rooms. The double exposure ensures constant brightness and pleasant natural ventilation, making the house airy even in the summer months and contributing to living comfort. There is a boiler for domestic hot water production.

Outside, the panoramic terrace represents a real added value: a private space with lake and rock views, perfect for outdoor dining, relaxing moments or dinners with friends. The automatic awning makes it easy to modulate shade and light, while the absence of frontal passages ensures a high level of privacy.

The property is completed by an uncovered parking space and inclusion in a well-maintained condominium context with a common pool and tidy green areas. Condominium expenses remain low and include the maintenance of common parts and services, making management practical and without surprises.

## Location



The apartment is located in Manerba del Garda, one of the most popular resorts on the Brescia side of the lake, known for its balance of nature, quality of life, and well-kept residential setting.

The location of the property fits into an internal, quiet and well-organized residential area, characterized by local roads and a quiet and orderly atmosphere. It is an ideal area for those who want privacy and relaxation, away from traffic and the most intense tourism, but at the same time convenient to reach all major services in a few minutes. The absence of freeways in the immediate vicinity helps to maintain a pleasant living environment throughout the year.

One of the main strengths is undoubtedly the proximity to the lake. In a few minutes it is possible to reach the beaches of Manerba, among the most appreciated of Garda for their amplitude and the natural environment that surrounds them. The lakeside promenades, bicycle paths and routes immersed in greenery allow you to fully experience the area, alternating moments of relaxation with outdoor activities.

Also a short distance away is the Rocca di Manerba Nature Park, one of the most iconic places on Lake Garda. This panoramic promontory, which dominates the gulf below, offers nature trails, spectacular viewpoints and a view that embraces much of the lower lake, making the area particularly fascinating both for those who live permanently in the area and for those who choose it as a second home.

The center of the village is easily accessible and offers all basic services, as well as restaurants, clubs and small businesses that enliven village life throughout the year. The location is also strategic for travel to the main lake resorts, such as Salò and Desenzano, and allows quick connections to the arterial roads leading to Brescia and the hinterland.

## Algemeen

|                             |                   |
|-----------------------------|-------------------|
| Slaapkamers:                | 1                 |
| Badkamers:                  | 1                 |
| Afgewerkte vierkante meter: | 45 m <sup>2</sup> |
| Floor Number:               | 1                 |

## Room details

|              |   |
|--------------|---|
| Total rooms: | 2 |
|--------------|---|

## Lease terms

Date Available:

## Additionele informatie

|              |                                                                                                                                                                                                                           |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Website URL: | <a href="http://www.arkadia.com/WLCC-T2744/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/WLCC-T2744/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a> |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

## Contact information

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| IMLIX ID: | pv-1057 |
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# IMLIX

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