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## Modern three-room apartment with two bathrooms, balconies and swimming pool in class A3

### Информация об агенте

Название:	ArKadia
Название компании:	
Страна:	Великобритания
Телефон:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Детали объявления

Недвижимость:	На продажу
Цена:	USD 368,475.26

### Местоположение

Страна:	Италия
Область:	Венеция
Город:	Гарда
Добавлено:	12.04.2026
Описание:	

We offer for sale refined three-room apartment, available on the first, second and third floors, enhanced by two balconies and set in a contemporary and exclusive context.

The property comprises entrance hall, bright living area with living room and open kitchen, hallway leading to the sleeping area, master bedroom, single bedroom and windowed bathroom.

The apartment is inserted in a new generation structure made of wood, designed to ensure high standards of energy efficiency and living comfort. Rock wool insulation ensures excellent thermal-acoustic performance, while internal plasterboard walls contribute to optimal space distribution and maximum privacy.

Finishes include high-efficiency triple-glazed aluminum window frames and motorized roller shutters, for a modern and technologically advanced home. Autonomous underfloor heating, together with provision for cooling, ensures well-being in all seasons. The centralized hot and cold water system with meters completes the high level of plant engineering.

To complete the property we find a single car garage with cellar. Availability of uncovered parking spaces on request.

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



zero energy building) certified and classified as energy class A3, for significant 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, private environment convenient to the main services.

Planned delivery from the second half of 2027.

Code: DV-703

## Общие

Спальни:	2
Ванные комнаты:	1
Готовые кв.м.:	108 кв м
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:

## Дополнительная информация

URL вебсайта: [http://www.arkadia.com/WLCC-T2614/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/WLCC-T2614/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: dv-703

