



Code: [V002216](#)

## BEAUTIFUL FLAT IN EXCLUSIVE RESIDENCE IN MANERBA DEL GARDA

Via dei Magretti Manerba del Garda BS Italia

**SALE**  
**425.000€**

Beds	Bathrooms	Commercial	Garden
 2	 2	 87,4 mq	 210 mq

### DESCRIPTION:

In a beautiful and quiet hilly area, a green context with plenty of space and privacy, only 2 km from the lake and the beaches with the various services reachable with a short and relaxing walk in the green, we propose this new and small Residence composed of only 6 exclusive units with a large common green area and a beautiful private swimming pool with sunbathing area. Within this beautiful and contained Residence we offer this residential unit on the ground floor with a large private garden and covered porch where you can stay and dine outdoors. Inside, the dwelling consists of a beautiful living area and open kitchen overlooking the large private porch and garden, hallway, master bedroom with private bathroom, another double bedroom and second bathroom. Each room has direct access to the outside, and the large windows guarantee excellent brightness to the dwelling. High-quality finishes with first-rate materials and state-of-the-art electrical and plumbing systems to guarantee true class A. Pertaining to the dwelling and included in the price are two covered parking spaces inside the property, a parking space outside the property, and a large cellar. Beautiful communal garden and swimming pool areas with beautiful relaxation zones. An oasis of peace, relaxation and tranquillity a stone's throw from the lake. A construction company of proven reliability and historicity. We remain available for further information on request. Don't miss the opportunity to purchase one of these 6 exclusive units.

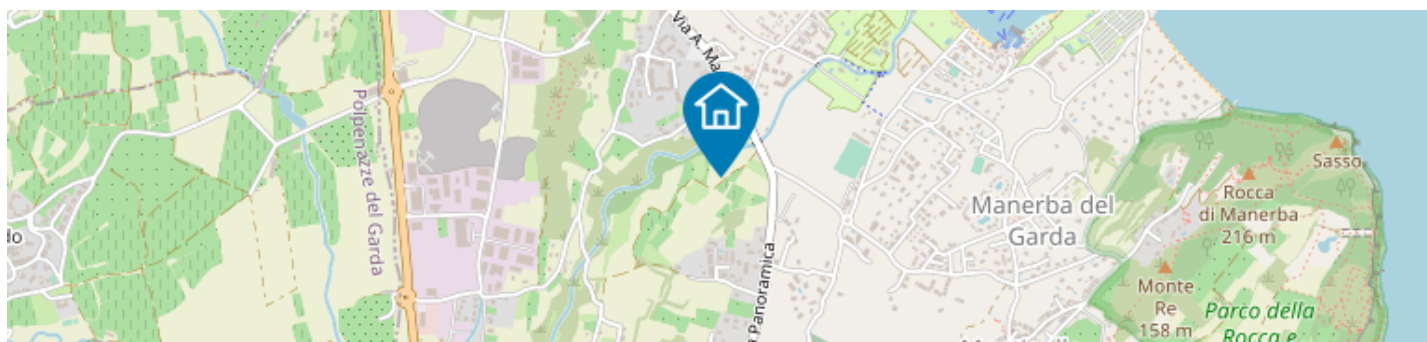
## ADDITIONAL INFORMATION

<b>Energy Rating:</b> A1	<b>Minimum IPE:</b> -	<b>Heating:</b> Independent	<b>State:</b> Under Construction
<b>Grade:</b> Elegant	<b>Position:</b> Hill	<b>View:</b> Open View	<b>Orientation:</b> -
<b>Rooms / Locals:</b> 3	<b>Floor:</b> -	<b>Building Floors:</b> 2	<b>Internal Levels:</b> 1
<b>Garage:</b> -	<b>Mq Garage:</b> -	<b>Parking Space:</b> 3	<b>Terraces:</b> -
<b>Mq Terraces:</b> -	<b>Balconies Mq:</b> -	<b>Arcades:</b> 1	<b>Mq Arcades:</b> 23
<b>Garden:</b> Private	<b>Kitchen:</b> View Kitchen	<b>Furniture:</b> Possibility	<b>Annual Expenses:</b> -



## ACCESSORIES

- ✓ Air Conditioning
- ✓ Condominium Park
- ✓ Data Network
- ✓ Double Glasses
- ✓ Electric Shutters
- ✓ Mosquito Nets
- ✓ Photovoltaic System
- ✓ Pool
- ✓ Satellite System
- ✓ Security Door
- ✓ Video Intercom



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