abitare il Garda
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Code: V001359

TESSLA LUXURY APARTMENTS (UNIT 1) IN MONIGA DEL GARDA

Via del Pozzo 19 Moniga del Garda BS Italia

SALE
Trattativa riservata

Beds	Bathrooms	Commercial	Garden
3	2	160 mq	336 mq

DESCRIPTION:

In a beautiful and elegant residential area, 200 m from the lake and the port of the town of Moniga del Garda with the beach and a beautiful lake promenade, convenient to the centre and all major services, construction of an exclusive apartment complex with only 4 prestigious residential units , of which 2 units on the ground floor with large private garden and 2 units on the ground floor with large private roof terrace. The complex will have a large and beautiful communal garden area and a spectacular swimming pool with solarium and sunbathing area, with a unique view of Lake Garda and the port of Moniga d/G. In this exclusive complex we offer for sale unit no. 1, located on the ground floor, with a large private garden on three sides of the house. Entrance, a large living area with kitchen and bioclimatic greenhouse with large windows overlooking the inviting covered veranda and garden where you can enjoy the beautiful view of the lake; a spacious corridor offers space for practical fitted wardrobes and a small utility room and leads to a large bathroom, a master bedroom with en-suite bathroom and two further bedrooms. The development will be characterised by its modern design, carefully chosen details, earthquake resistant building structure, high level and quality of materials, state of the art plumbing and electrical systems with basic domotics and various predispositions. The aim is to guarantee the highest quality living comfort and to offer clients an exclusive property in energy efficiency class A. Particular attention is paid to the aesthetics and design of the complex, the exterior LED lighting, the glass balustrades, the individual photovoltaic system for each unit, the maintenance of the green areas and the common areas, in order to minimise the associated management costs and ensure an exclusivity that can secure the investment and the value of the property in the long term. Pre- and post-sale assistance and the possibility to design the internal layout and furnishings to high quality specifications, allowing you to create your own tailor-made home. Contemporary and avant-garde living solutions to guarantee maximum living comfort. Excluded from the stated purchase price are large garages for two vehicles

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and private parking space. For further information and viewings, please do not hesitate to contact us.

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ADDITIONAL INFORMATION

Energy Rating: A	**Minimum IPE:** -	**Heating:** Independent	**State:** Next Realization
Grade: Elegant	**Position:** Lake	**View:** Lake View	**Orientation:** -
Rooms / Locals: 5	**Floor:** -	**Building Floors:** 2	**Internal Levels:** 1
Garage: -	**Mq Garage:** -	**Parking Space:** -	**Terraces:** -
Mq Terraces: -	**Balconies Mq:** -	**Arcades:** 1	**Mq Arcades:** 22
Garden: Private	**Kitchen:** View Kitchen	**Furniture:** Possibility	**Annual Expenses:** -



ACCESSORIES

- ✓ Air Conditioning
- ✓ Closet
- ✓ Condominium Park
- ✓ Data Network
- ✓ Double Glasses
- ✓ Electric Gate
- ✓ Electric Shutters
- ✓ Home Automation System
- ✓ Optic Fiber
- ✓ Photovoltaic System
- ✓ Pool
- ✓ Satellite System
- ✓ Security Door
- ✓ Theft Protection
- ✓ Video Intercom



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