



Code: [V002782](#)

## NEW INDEPENDENT A4-RATED APARTMENTS IN PUEGNAGO DEL GARDA IN PUEGNAGO SUL GARDA

Via Valenasche Puegnago sul Garda BS Italia

**SALE**  
**420.000€**

Beds	Bathrooms	Commercial	Garden
 3	 2	 95 mq	 313 mq

### DESCRIPTION:

In the stunning setting of the Valtenesi hills, in Puegnago del Garda, surrounded by olive groves and immersed in an exclusive and peaceful environment, a new and elegant residential development is about to be built. This area, among the most charming in the Lower Garda region, offers the perfect balance between nature and comfort, thanks to the tranquillity of the surrounding landscape and the convenient proximity to essential services and Lake Garda. The project involves the construction of a high-end residential complex, designed to offer an excellent quality of life in a modern, relaxing and well-connected environment. The development will consist of fully independent four-room apartments with no condominium fees, built according to the highest energy efficiency standards. Each unit will have a private entrance and a private garage. Ground floor residences will feature large private gardens, ideal for outdoor living in total privacy, while the first-floor units will be enhanced by spacious, liveable terraces, perfect for relaxing while immersed in nature. The apartments, generously sized, will offer well-organized, bright, and functional spaces. The living area will be large and welcoming, complemented by a hallway leading to two windowed bathrooms, two double bedrooms, and one single bedroom. Great attention will be paid to construction quality, thermal and acoustic insulation, and environmental sustainability. All units will be built in A4 Energy Class, fully electric and equipped with photovoltaic systems, following a sustainable, future-oriented approach. Each home can be customized according to the client's needs and preferences, both in terms of finishes and interior layout. Upon request, it will also be possible to include the creation of the garden, the installation of a private pool, and the supply of custom furnishings. This is a unique opportunity for those who wish to live in a modern, independent home surrounded by greenery, without giving up proximity to services and the beauty of the Garda landscape. We are available for further information or to arrange a meeting.

## ADDITIONAL INFORMATION

<b>Energy Rating:</b> A4	<b>Minimum IPE:</b> -	<b>Heating:</b> Independent	<b>State:</b> Next Realization
<b>Grade:</b> Elegant	<b>Position:</b> Suburb	<b>View:</b> Garden View	<b>Orientation:</b> -
<b>Rooms / Locals:</b> 4	<b>Floor:</b> -	<b>Building Floors:</b> 2	<b>Internal Levels:</b> 1
<b>Garage:</b> 1	<b>Mq Garage:</b> 24	<b>Parking Space:</b> -	<b>Terraces:</b> -
<b>Mq Terraces:</b> -	<b>Balconies Mq:</b> -	<b>Arcades:</b> 1	<b>Mq Arcades:</b> 20
<b>Garden:</b> Private	<b>Kitchen:</b> View Kitchen	<b>Furniture:</b> Possibility	<b>Annual Expenses:</b> -



## ACCESSORIES

- ✓ Air Conditioning
- ✓ Data Network
- ✓ Double Glasses
- ✓ Electric Gate
- ✓ Electric Shutters
- ✓ Independent Entrance
- ✓ Photovoltaic System
- ✓ Satellite System
- ✓ Security Door
- ✓ Theft Protection
- ✓ Video Intercom



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