



Code: [V003029](#)

## THREE-ROOM APARTMENT ON THE FIRST FLOOR WITH COVERED TERRACE AND LAKE VIEW IN PADENGHE SUL GARDA IN PADENGHE SUL GARDA

Via Costalunga Padenghe sul Garda BS Italia

**SALE**  
**550.000€**

Beds      Bathrooms      Commercial  
 2     2     80 mq

### DESCRIPTION:

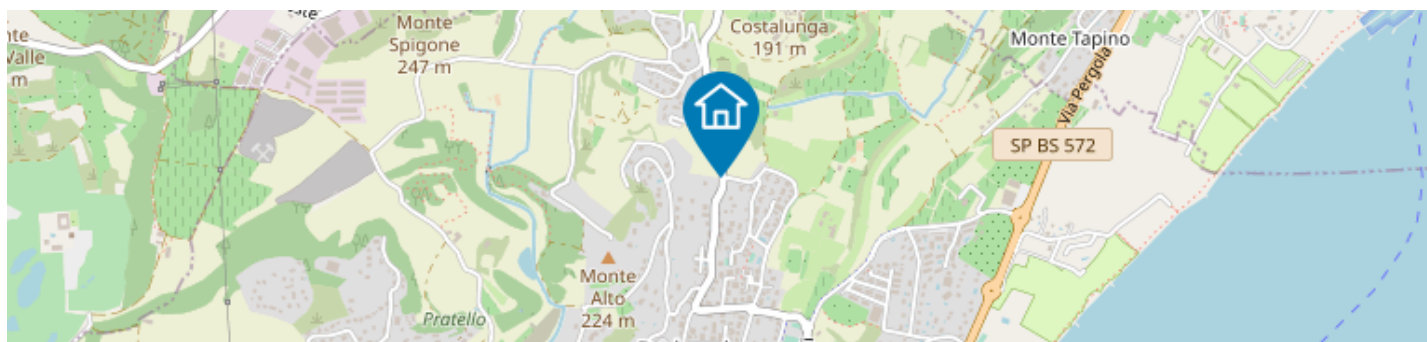
In a peaceful residential area of Padenghe sul Garda, conveniently located close to the town centre and all main amenities, we offer a newly built two-bedroom apartment on the first floor, set within an elegant development of only eight residences, arranged in two buildings with four apartments each. The property features bright, well-designed interiors. The living area with open-plan kitchen opens directly onto a spacious covered terrace, a pleasant outdoor space offering a charming glimpse of Lake Garda and serving as a natural extension of the living area. The sleeping area comprises a master bedroom, a second bedroom, and two windowed bathrooms, designed to ensure comfort and practicality for everyday living. The property also includes a double garage in the basement and a private outdoor parking space. The residence is served by a lift and features a communal swimming pool exclusively for the eight apartments, set within a private and well-maintained environment. The apartment will be built with a photovoltaic system, controlled mechanical ventilation (CMV), underfloor heating powered by a heat pump, and provision for air conditioning. Interior finishes and the internal layout can be customised to suit the buyer's preferences. One of the main strengths of the development is its location: a quiet and highly sought-after residential setting, from which the centre of Padenghe, the lakefront and all essential services can be reached with ease, while enjoying pleasant lake views. For further information or to arrange a viewing, please do not hesitate to contact us. The renderings shown are for illustrative purposes only and represent a possible design solution. They are not binding and do not constitute a contractual element.

## ADDITIONAL INFORMATION

|                          |                              |                             |                                  |
|--------------------------|------------------------------|-----------------------------|----------------------------------|
| <b>Energy Rating:</b> A+ | <b>Minimum IPE:</b> -        | <b>Heating:</b> Independent | <b>State:</b> Under Construction |
| <b>Grade:</b> Elegant    | <b>Position:</b> Hill        | <b>View:</b> Lake View      | <b>Orientation:</b> -            |
| <b>Rooms / Locals:</b> 3 | <b>Floor:</b> 1              | <b>Building Floors:</b> 2   | <b>Internal Levels:</b> 1        |
| <b>Garage:</b> 1         | <b>Mq Garage:</b> 47         | <b>Parking Space:</b> 1     | <b>Terraces:</b> -               |
| <b>Mq Terraces:</b> -    | <b>Balconies Mq:</b> 25      | <b>Arcades:</b> 1           | <b>Mq Arcades:</b> 18            |
| <b>Garden:</b> Common    | <b>Kitchen:</b> View Kitchen | <b>Furniture:</b> -         | <b>Annual Expenses:</b> -        |

## ACCESSORIES

- ✓ Double Glasses
- ✓ Electric Gate
- ✓ Lift
- ✓ Photovoltaic System
- ✓ Pool
- ✓ Security Door



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