



Code: [V003032](#)

NEWLY BUILT THREE-BEDROOM APARTMENT WITH SPACIOUS TERRACE IN SOIANO DEL LAGO

Via Castellana Soiano del Lago BS Italia

SALE
460.000€

Beds	Bathrooms	Commercial	Garden
 2	 2	 87 mq	 220 mq

DESCRIPTION:

In the heart of Valtenesi, just a few minutes from the shores of Lake Garda, a new and exclusive residential development is taking shape, distinguished by contemporary architecture, elegant design and exceptional attention to construction quality and living comfort. The residence consists of just 18 apartments, divided into two independent buildings, designed to offer privacy, tranquillity and an outstanding quality of life. Each building will feature its own residents-only swimming pool and beautifully landscaped gardens, creating an exclusive and peaceful environment. We are pleased to offer for sale an elegant ground-floor three-bedroom apartment, ideal as a primary residence, holiday home or investment property. The apartment is arranged over two levels. The ground floor features a bright open-plan living area with an open kitchen, enhanced by large floor-to-ceiling windows opening onto a private covered terrace of approximately 18 sqm and a spacious private garden, perfect for outdoor dining, relaxation and entertaining throughout the warmer months. The sleeping area includes a generous master bedroom, a single bedroom and two bathrooms. An internal private staircase leads to the basement level, where there is a spacious laundry room and a versatile multi-purpose room, ideal as a home office, hobby room or guest bedroom. These rooms benefit from natural light thanks to windows overlooking a second private garden. The property is completed by a large private garage, directly connected to the apartment, with space for up to three vehicles. The residence will be built according to the latest construction standards, with particular attention to energy efficiency, living comfort and long-term durability. Main features * Energy Class A * Underfloor heating * Air conditioning pre-installation * High-performance external thermal insulation * Reinforced concrete earthquake-resistant structure * Ventilated roof with rock wool insulation * PVC windows with high-performance double glazing * Porcelain stoneware flooring in the living area and wooden parquet flooring in the sleeping area * High-quality contemporary finishes Soiano del Lago is one of the most sought-after locations on the Brescia side of Lake Garda, appreciated for its hillside setting, elegant residential surroundings and proximity to all essential services. Within just a few

minutes you can reach Desenzano del Garda, Moniga, Padenghe and Salò, as well as marinas, golf courses, beaches, cycling routes and renowned restaurants. An ideal opportunity for those wishing to enjoy Lake Garda all year round or invest in a property designed to retain its value over time.

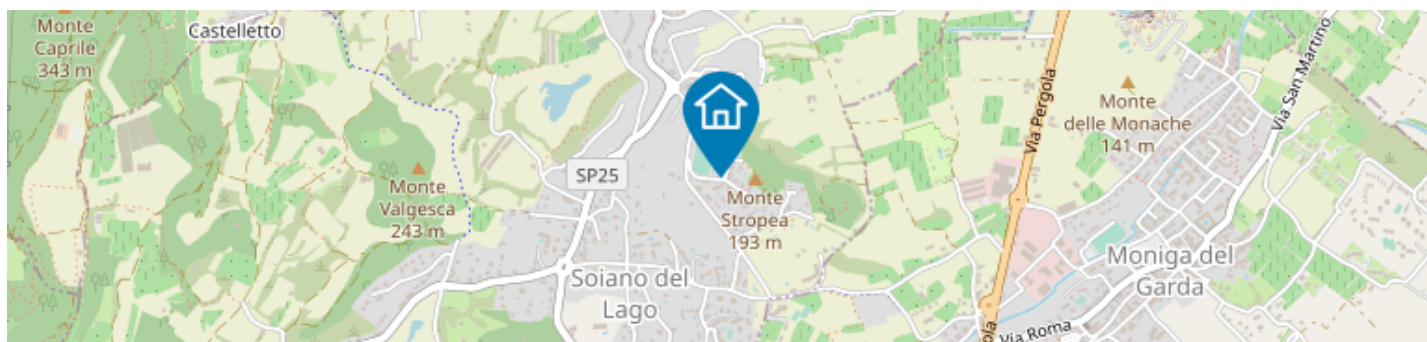
ADDITIONAL INFORMATION

Energy Rating: A	Minimum IPE: -	Heating: Independent	State: Under Construction
Grade: Elegant	Position: Hill	View: Open View	Orientation: -
Rooms / Locals: 3	Floor: -	Building Floors: 2	Internal Levels: 2
Garage: 1	Mq Garage: 62	Parking Space: -	Terraces: -
Mq Terraces: -	Balconies Mq: -	Arcades: 1	Mq Arcades: 18
Garden: Private	Kitchen: View Kitchen	Furniture: Possibility	Annual Expenses: -



ACCESSORIES

- ✓ Air Conditioning ✓ Condominium Park ✓ Data Network ✓ Electric Gate ✓ Electric Shutters
- ✓ Home Automation System ✓ Independent Entrance ✓ Laundry ✓ Pool ✓ Satellite System
- ✓ Security Door ✓ Theft Protection ✓ Video Intercom



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