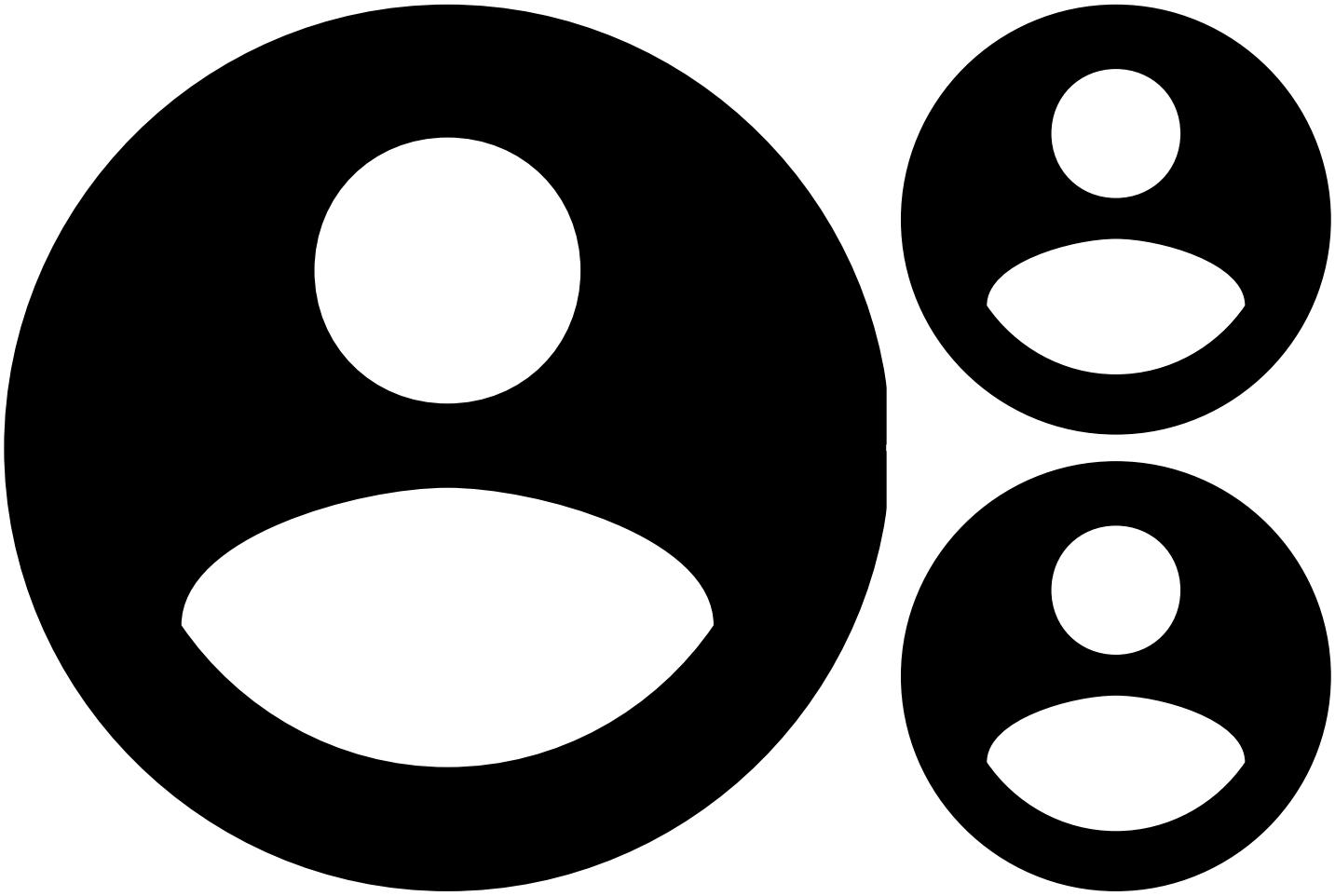
abitare il Garda
WE MAKE IT REAL

+39 030 914 1691
info@abitareilgarda.it
www.abitareilgarda.it



Code: V003078

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

Via Castellana Soiano del Lago BS Italia

SALE
260.000€

Beds	Bathrooms	Commercial
1	1	54 mq

DESCRIPTION:

In the heart of Valtenesi, just a few minutes from the shores of Lake Garda, a new and exclusive residential complex is being developed, featuring contemporary architecture, elegant lines and particular attention to construction quality and living comfort. The residence will consist of only 18 units, distributed between two independent buildings designed to ensure privacy, tranquillity and a high quality of life. Each building will have its own communal swimming pool surrounded by beautifully landscaped green areas, creating a pleasant, exclusive and private setting. Within the complex, we offer for sale an elegant one-bedroom apartment located on the first floor, featuring modern and functional interiors as well as pleasant outdoor spaces. The apartment comprises a bright living area with an open-plan kitchen, enhanced by large windows providing direct access to the terrace, an ideal space for outdoor dining and relaxing during the warmer months. The sleeping area features a spacious double bedroom, while a bathroom completes the internal layout. The property will be built according to modern construction standards, with particular attention to energy efficiency, living comfort and the durability of the materials used. Main features include: - Energy class

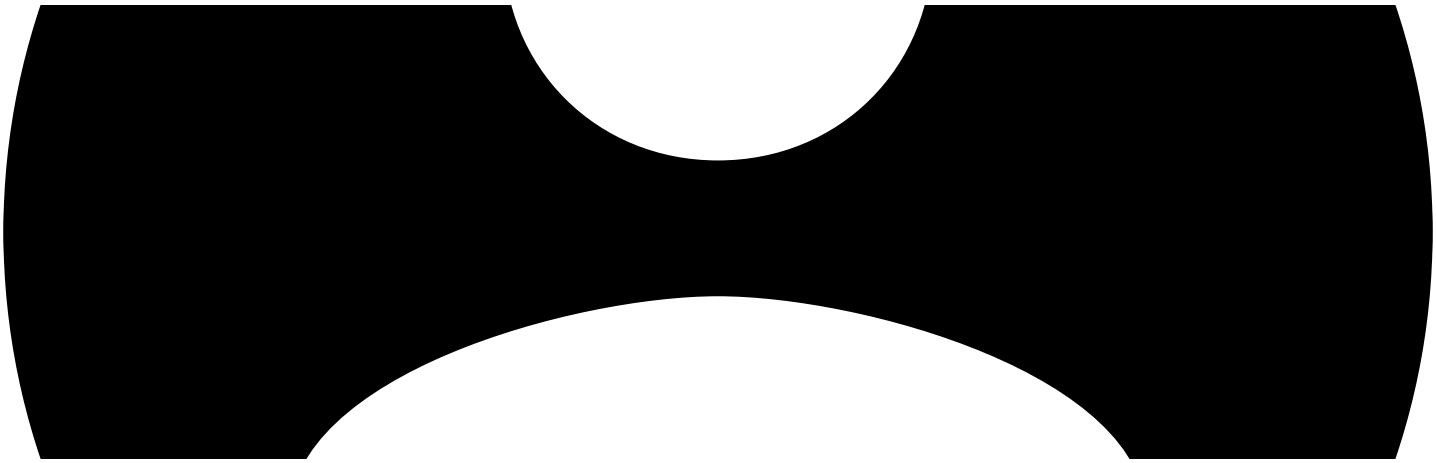
+39 030 914 1691
info@abitareilgarda.it
www.abitareilgarda.it

A; - Underfloor heating; - Provision for air conditioning; - High-performance thermal insulation; - Reinforced concrete earthquake-resistant structure; - Ventilated roof insulated with rock wool; - PVC windows with high-performance double glazing; - Porcelain stoneware flooring in the living area and parquet flooring in the bedroom; - Modern finishes and high-quality materials. It is also possible to purchase a garage separately within the complex, at a price of € 20.000. Soiano del Lago is one of the most appreciated locations in Valtenesi, thanks to its hillside setting, peaceful and elegant residential environment and proximity to Lake Garda and all main services. Desenzano del Garda, Moniga del Garda, Padenghe sul Garda and Salò can all be reached within a few minutes, together with beaches, marinas, golf courses, cycling and walking trails and renowned restaurants. An attractive solution both as a holiday home on Lake Garda, thanks to its practical layout and the presence of the swimming pool, and as a property investment in one of the most sought-after areas of Valtenesi.

+39 030 914 1691
info@abitareilgarda.it
www.abitareilgarda.it

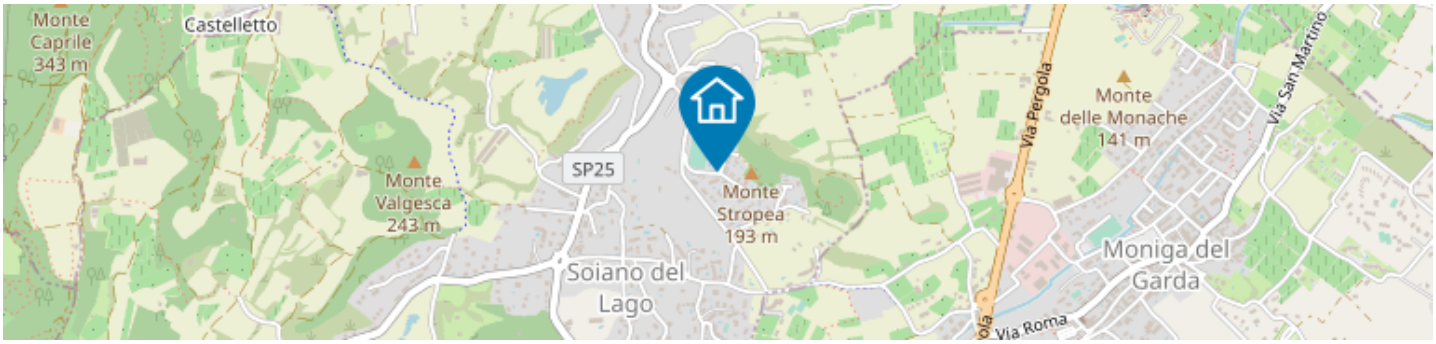
ADDITIONAL INFORMATION

Energy Rating: A	**Minimum IPE:** -	**Heating:** Independent	**State:** Under Construction
Grade: Elegant	**Position:** Hill	**View:** Open View	**Orientation:** -
Rooms / Locals: 2	**Floor:** 1	**Building Floors:** 1	**Internal Levels:** 1
Garage: -	**Mq Garage:** -	**Parking Space:** -	**Terraces:** -
Mq Terraces: 15,4	**Balconies Mq:** -	**Arcades:** -	**Mq Arcades:** -
Garden: Common	**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



Discover more
Point here your smartphone