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Code: V003115

EXCLUSIVE DUPLEX WITH SPACIOUS TERRACES AND GLIMPSES OF LAKE GARDA IN PESCHIERA DEL GARDA

Via Bell'Italia Peschiera del Garda VR Italia

SALE
750.000€

Beds	Bathrooms	Commercial	Garden
2	2	142,73 mq	2,88 mq

DESCRIPTION:

Just 200 metres from Porto delle Fornaci in Peschiera del Garda, within a newly built residential complex consisting of only eleven units with a swimming pool, this elegant duplex combines contemporary comfort, generous spaces and a prime location just a short walk from the lake. The property is arranged over two levels, offering a functional and versatile layout. A private staircase leads to the first floor, where the entrance is accessed via a spacious terrace overlooking the communal swimming pool. The main floor features a bright living room with an open-plan kitchen, a master bedroom with an en-suite bathroom, a second double bedroom and an additional bathroom. An internal staircase leads to the upper level, featuring a spacious attic area with the potential to create a third bedroom or study, as well as a third bathroom. Completing this floor is a beautiful panoramic terrace, an exclusive outdoor space where you can enjoy delightful glimpses of Lake Garda and peaceful moments in the open air. The two terraces are among the property's most distinctive features, extending the living spaces and providing outdoor areas to enjoy at different times of the day. The residence, rated energy class A4, features underfloor heating, a heat pump, mechanical ventilation with heat recovery and air conditioning. High-quality porcelain stoneware flooring, white PVC window frames and electric shutters complete the finishes. A double garage and the communal swimming pool further enhance the property, which is conveniently located within walking distance of shops, supermarkets, a pharmacy, schools and cycle paths. A home that combines energy efficiency, comfort and v

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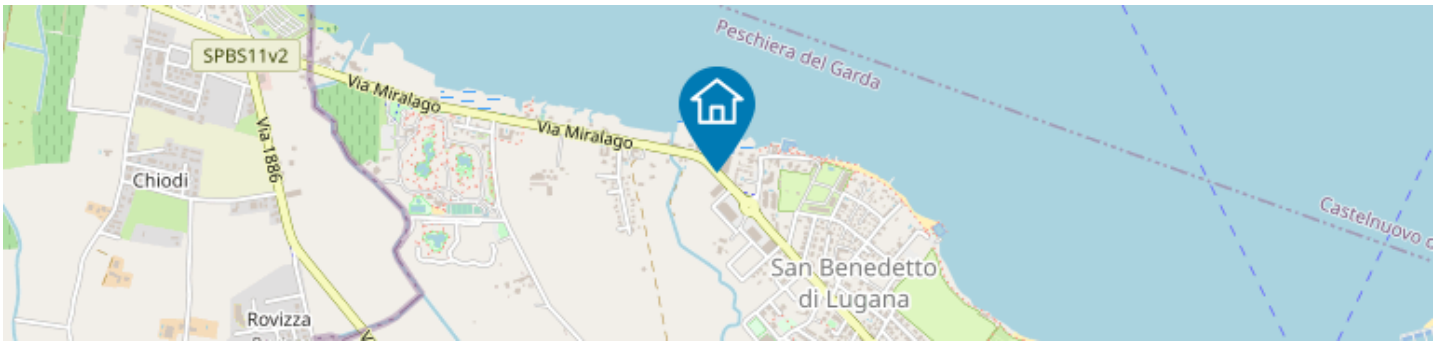
ADDITIONAL INFORMATION

Energy Rating: A4	**Minimum IPE:** -	**Heating:** Independent	**State:** Under Construction
Grade: Elegant	**Position:** Lake	**View:** Lake View	**Orientation:** -
Rooms / Locals: 4	**Floor:** 1	**Building Floors:** 2	**Internal Levels:** 2
Garage: 1	**Mq Garage:** 25,73	**Parking Space:** -	**Terraces:** 2
Mq Terraces: -	**Balconies Mq:** -	**Arcades:** -	**Mq Arcades:** 20,63
Garden: -	**Kitchen:** View Kitchen	**Furniture:** Not Furnished	**Annual Expenses:** -



ACCESSORIES

- Automotive Passage
- Condominium Park
- Data Network
- Double Glasses
- Electric Gate
- Electric Shutters
- Home Automation System
- Lift
- Pedestrian Crossing
- Photovoltaic System
- Pool
- Safe
- Satellite System
- Security Door
- Solar Panels
- Video Intercom



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