

## Apartment for sale in Garda

### € 495.000

### Ref. GNTVGB1LDG



**106 sq.m. | Bathrooms: 1 | Bedrooms: 2 | Rooms: 3**

**New residential complex with swimming pool just steps from the centre of Garda**

#### **Delivery by May 2026!**

In a quiet and private location, just a few steps from the historic centre and the lake, we are offering an exclusive new-build residence consisting of **only 4** residential units. An exclusive residential development designed to guarantee privacy, comfort and high living quality.

#### **Ground-floor apartment with large garden and south-facing porch**

The apartment is laid out on a single level and features well-distributed, bright spaces. The entrance leads to the living area, where the living room with open-plan kitchen creates a welcoming and functional space with direct access to the large covered porch of almost 30 m<sup>2</sup> and the south-facing garden of over 125 m<sup>2</sup> - ideal for outdoor dining and relaxing moments in every season.

The sleeping area includes a spacious master bedroom and a versatile single room that can be used as a second bedroom, a study, or a guest room. The windowed bathroom has been designed with particular attention to functionality and high-quality finishes.

A parking space is also included with the property.

#### Features of the complex

All apartments are designed with functional and bright layouts: living area with kitchenette, two bedrooms and one bathroom.

Ground-floor units benefit from a private garden, while first-floor units offer spacious terraces.

#### The residence will include:

- Swimming pool
- Parking spaces
- Independent photovoltaic system for each unit

#### Construction quality and energy efficiency

The development provides high construction standards and Energy Class A4, with special attention to living comfort and reduced energy consumption.

#### Planned features include:

- Underfloor heating with heat pump
- Air cooling system
- Mechanical ventilation system
- Video intercom
- Alarm system pre-installation
- High-quality finishes with a choice between porcelain stoneware tiles and wooden parquet flooring

Delivery of the apartments is scheduled by May 2026, with detailed specifications and defined construction timelines.

For detailed information, floor plans and technical specifications, please contact our office.

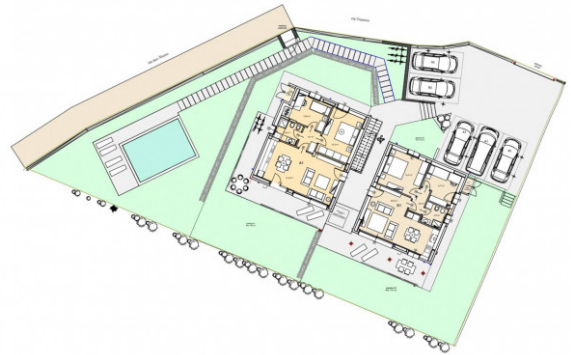
## Certification

**Energy Class:** A4

## Features

Code: GNTVGB1LDG	Reason: Sale
Categoria: Apartment	Address: Via Crescini
Municipality: Garda	Total Square Meters: 106 sq.m.
Bedrooms: 2	Bathrooms: 1
Rooms: 3	State of Preservation: Excellent
Level: Ground Floor	Total Floor: 1
Heating: Heating	Parking: Uncovered Parking
Age Construction: 2025	Garden: Private, 125 sq.m.
Sea Distance: 1.000 meter	Kitchen: Kitchenette









## Appartamento B1

- L'appartamento è così composto:
- zona giorno mq. 28,40
  - camera matrimoniale mq. 14,40
  - camera singola mq. 9,80
  - bagno mq. 4,65
  - corridoio mq. 2,70
  - vano tecnico esterno mq. 1,20
  - porticato esclusi marciapiedi mq. 26,84
  - giardino mq. 125

La superficie commerciale complessiva è di mq. 105,53 c.a.  
 All'appartamento è assegnato un posto auto.