

# Apartment for sale in Garda

## € 498.000

### Ref. GNTVGA2LDG



**102 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 A small-scale development designed to guarantee privacy, comfort and high living quality.

#### **First-floor apartment with large south-facing terrace**

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 an open-plan kitchen creates a welcoming and functional space with direct access to the large terrace of over 42 m<sup>2</sup>, facing south and west - 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: GNTVGA2LDG

Reason: Sale

Categoria: Apartment

Address: Via Crescini

Municipality: Garda

Total Square Meters: 102 sq.m.

Bedrooms: 2

Bathrooms: 1

Rooms: 3

State of Preservation: Excellent

Level: 1

Total Floor: 1

Heating: Heating

Parking: Uncovered Parking

Age Construction: 2026

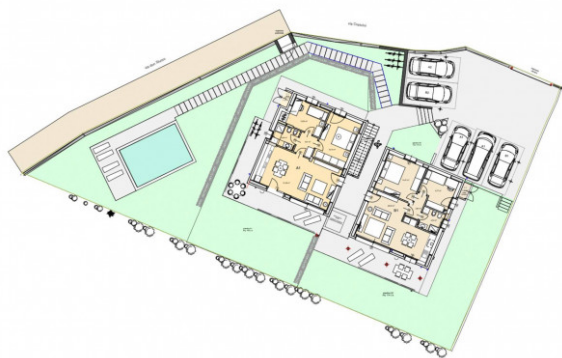
Balconies: Present, 5 sq.m.

Terrace: Present, 42 sq.m.

Sea Distance: 1.000 meter

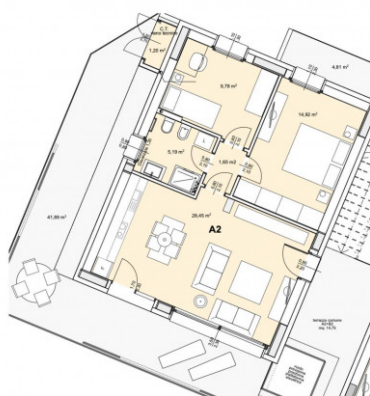
Kitchen: Kitchenette











## Appartamento A2

L'appartamento al 1° piano, è così composto:

- zona giorno mq. 28,45
- camera matrimoniale mq. 14,92
- camera singola mq. 9,78
- bagno mq. 5,19
- corridoio mq. 1,65
- vano tecnico esterno mq. 1,20
- terrazzo mq. 41,89
- balcone mq. 4,81

La superficie commerciale complessiva è di mq. 101,79 c.a.

All'appartamento è assegnato un posto auto.