Grandi Agenti Immobiliari Rete D'Impresa
Vicolo San Matteo, 2, - 37100 Verona (VR)
0458036579

Apartment for sale in Garda
€ 445.000
Ref. GNT VIGNE B2 LDG



101 sq.m. | Bathrooms: 1 | Bedrooms: 2 | Rooms: 3

New residential complex with swimming pool just steps from the centre of Garda
Move-in ready apartments with a shared swimming pool already open and ready to enjoy!

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** units. An exclusive residential development designed to guarantee privacy, comfort and high living quality.

First-floor apartment with large south-facing terrace
The apartment is arranged on a single level and features well-distributed, bright interiors.
The entrance leads into the living area, where the living room with open-plan kitchen creates a welcoming and functional space, with direct access to the large south-facing terrace — ideal for outdoor dining and relaxing moments throughout the year.
The sleeping area includes a generously sized double bedroom and a versatile single bedroom, suitable as a second bedroom, study or guest room.
The windowed bathroom has been designed with particular attention to functionality and quality finishes.
A private parking space completes 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 4x6
• Parking spaces
• Independent photovoltaic system for each unit 3 kw

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

Move-in ready apartments with a shared swimming pool already open and ready to enjoy!

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

Certification

Energy Class: A4

Features

Code: GNT VIGNE B2 LDG	Reason: Sale
Categoria: Apartment	Address: Via Crescini
Municipality: Garda	Total Square Meters: 101 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, 27 sq.m.	Sea Distance: 1.000 meter
Kitchen: Exposed Kitchen	

















Grandi Agenti Immobiliari Rete D'Impresa
Vicolo San Matteo, 2, - Verona (VR) - 0458036579
info@grandiagenti.it - https://www.dimoregentili.it/en
VAT 04278960234

















Grandi Agenti Immobiliari Rete D'Impresa
Vicolo San Matteo, 2, - Verona (VR) - 0458036579
info@grandiagenti.it - https://www.dimoregentili.it/en
VAT 04278960234

















Grandi Agenti Immobiliari Rete D'Impresa
Vicolo San Matteo, 2, - Verona (VR) - 0458036579
info@grandiagenti.it - https://www.dimoregentili.it/en
VAT 04278960234

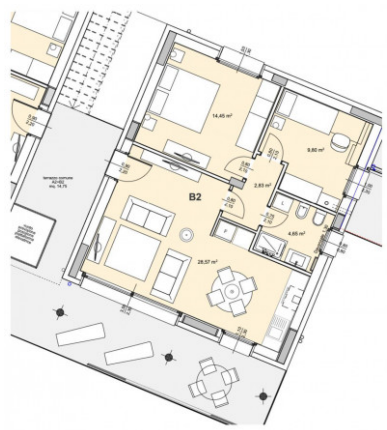












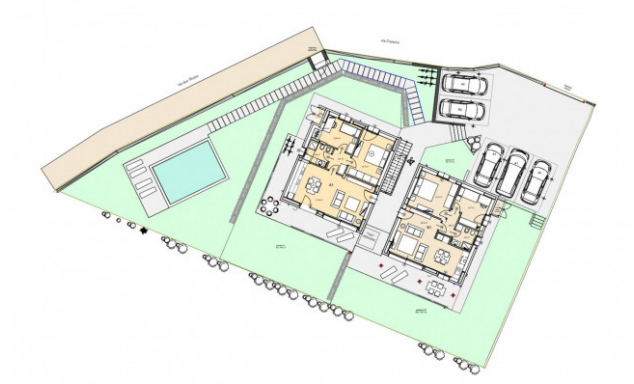
Appartamento B2

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
- terrazzo mq. 26,84
- balcone mq. 4,80

La superficie commerciale complessiva è di mq. 94,47 c.a.

All'appartamento è assegnato un posto auto.



Grandi Agenti Immobiliari Rete D'Impresa
Vicolo San Matteo, 2, - Verona (VR) - 0458036579
info@grandiagenti.it - https://www.dimoregentili.it/en
VAT 04278960234