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

Apartment for sale in Garda
€ 475.000
Ref. GNT VIGNE B1 LDG



115 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** 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 m² and the south-facing garden of over 125 m² — 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 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

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

Certification

Energy Class: A4

Features

Code: GNT VIGNE B1 LDG	Reason: Sale
Categoria: Apartment	Address: Via Crescini
Municipality: Garda	Total Square Meters: 115 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: 2026	Garden: Private, 125 sq.m.
Sea Distance: 1.000 meter	Kitchen: Kitchenette

















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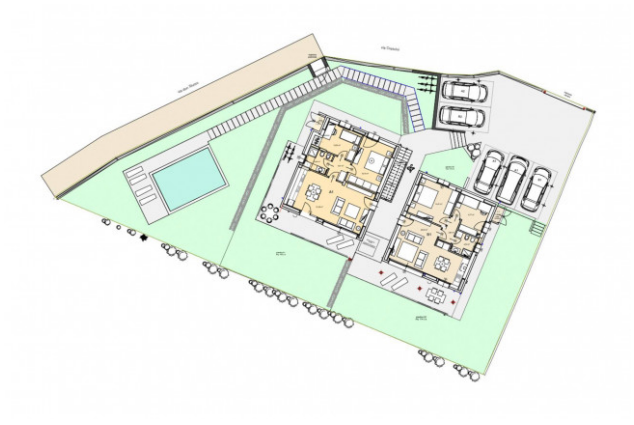


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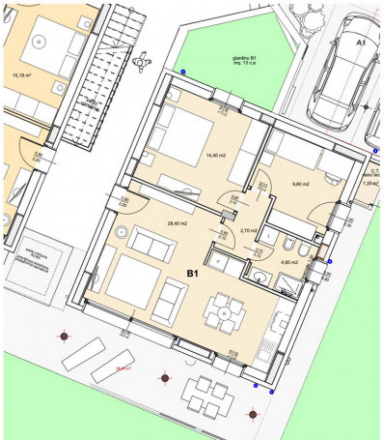






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Appartamento B1

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.

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