

Apartment for sale in Garda

€ 475.000

Ref. GNT VIGNE A2 LDG



109 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 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 m², 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 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!

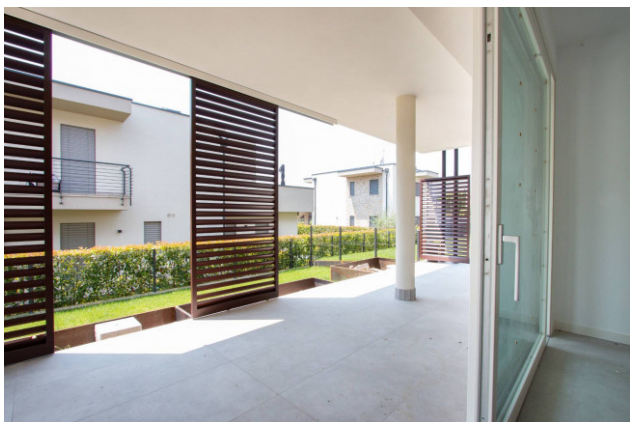
For detailed information and floor plans, please contact our office.

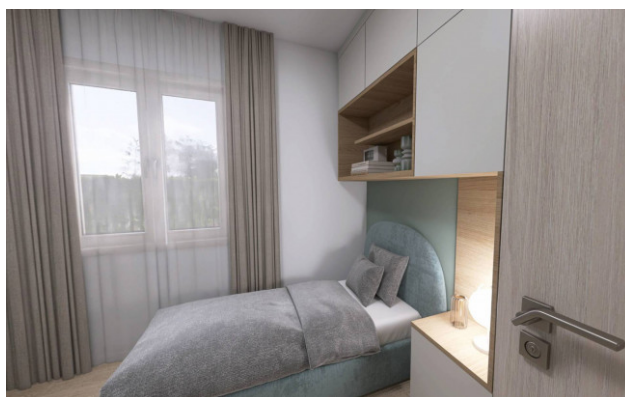
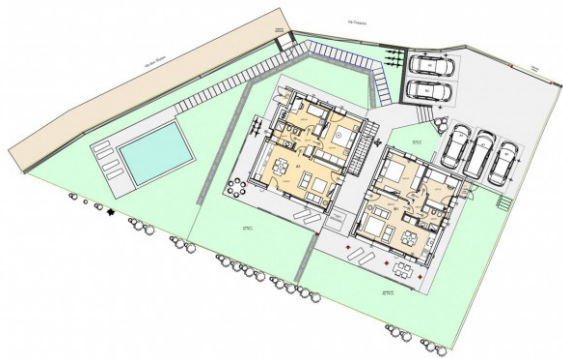
Certification

Energy Class: A4

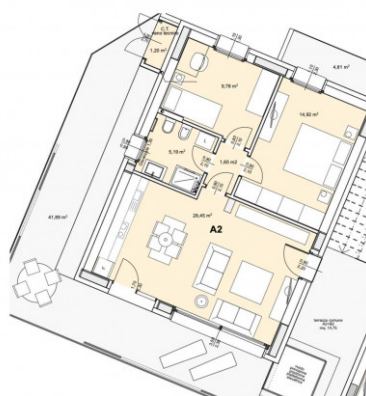
Features

Code: GNT VIGNE A2 LDG	Reason: Sale
Categoria: Apartment	Address: Via Crescini
Municipality: Garda	Total Square Meters: 109 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.