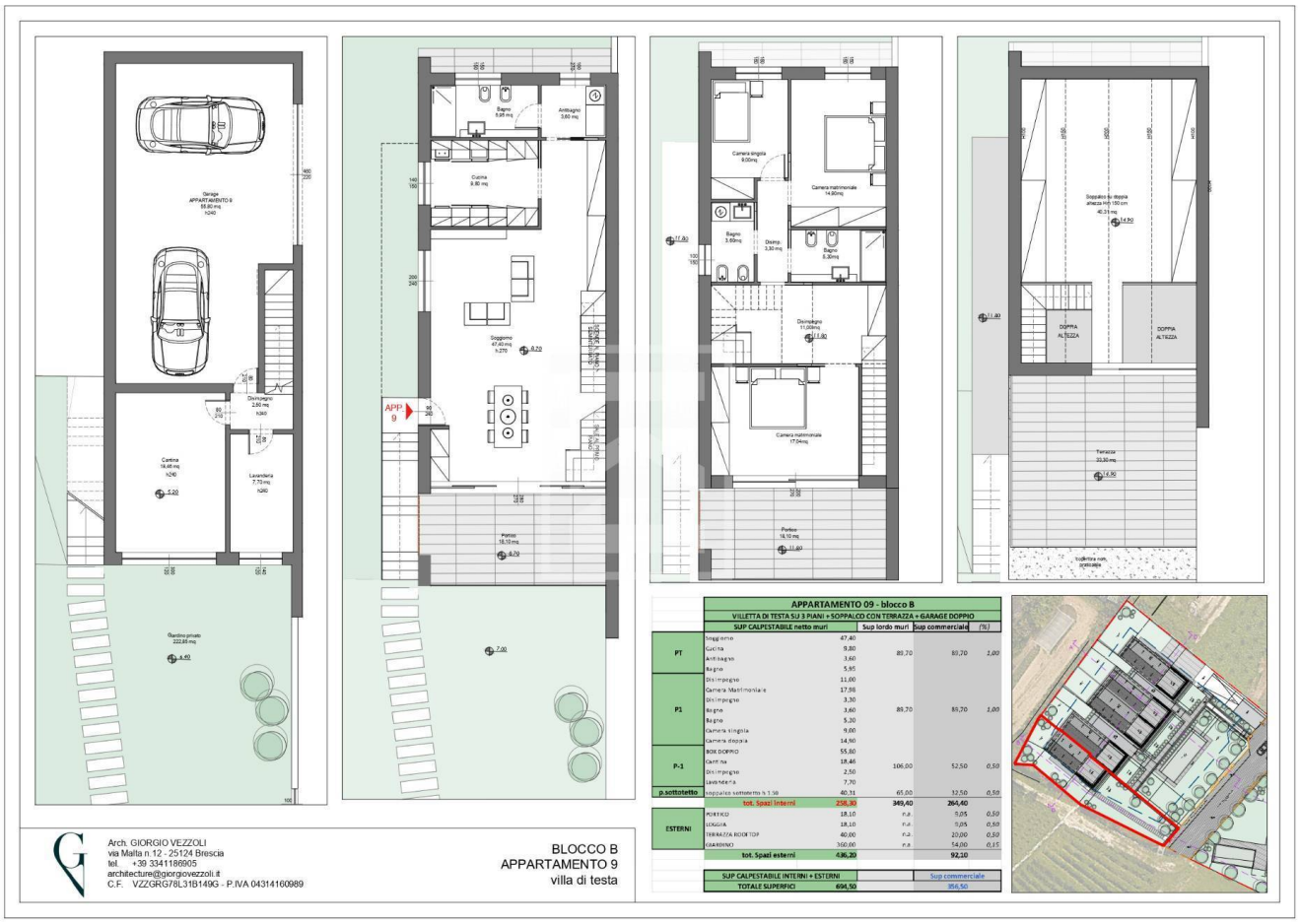
Edilfin srl
via Giorgio Strehler 19 - 25080 Manerba del Garda
Phone number 0365551761

Semi-detached house
€ 839.000
Ref. 33091002-291



324 sq.m. | Bathrooms: 4 | Bedrooms: 3 | Rooms: 6

Ref: AT-002-291
Welcome to the new Soiano construction site, where we are developing 16 apartments and 1 villa, designed to offer maximum comfort and refined design. Located in a luxurious setting, this project features two swimming pools, well-maintained communal green spaces, and private green areas for each unit, offering a unique opportunity to experience elegance and comfort at the highest level.

Villa 9: This exclusive residence, designed to offer generous spaces and a perfect layout, features a bright 47 sq m living room, a large bathroom, a functional kitchen, and a porch ideal for enjoying warm summer days. The garden extends on three sides, ensuring complete privacy and ample outdoor space. The basement level features a multipurpose room, a spacious laundry room, and a 57.5 sq m garage. On the first floor, a convenient hallway offers plenty of storage space and leads to a double bedroom, a single bedroom, two bathrooms, and a large master bedroom with an 18 sq m terrace. The latter leads to a 40 sq m attic, perfect for conversion into additional space as needed.

The project was developed to the highest quality standards, with innovative materials and highly efficient technological systems. The buildings are classified as energy class A1 and feature underfloor heating, air conditioning via heat pumps, and state-of-the-art plumbing and sanitary systems. The interior finishes are high-quality: concrete-effect porcelain stoneware floors in the living area and pre-finished parquet in the bedrooms. The bathrooms are tiled with high-quality porcelain stoneware, while the exterior windows are

made of PVC with high-performance double glazing.

The building's load-bearing structures are made of reinforced concrete and designed for strength and durability. For thermal insulation, an external thermal insulation layer was used, ensuring excellent energy performance and sound insulation. The roofs are made of rock wool panels and a waterproofing system, ensuring maximum comfort. Every detail has been designed to ensure energy efficiency, safety, and unparalleled living quality.
This announcement is for informational and commercial purposes only. The information provided has no contractual value and is subject to change.

Certification

Energy Class: A4

Property details

Address: via castellana	**Bedrooms**: 3
Bathrooms: 4	**Rooms**: 6
State of Preservation: Excellent	**Level**: On two-levels
Indipendent heating: Indipendent	**Year built**: 2025
Terrace: Present	**Garden**: Private
Kitchen: Present	**Box**: Triple, 57 sq.m.

Edilfin srl
via Giorgio Strehler 19 - Manerba del Garda (BS) - Phone number 0365551761
info@edilfin.com - https://www.edilfin.com/en
VAT 01801040989

Edilfin srl
via Giorgio Strehler 19 - Manerba del Garda (BS) - Phone number 0365551761
info@edilfin.com - https://www.edilfin.com/en
VAT 01801040989

Edilfin srl
via Giorgio Strehler 19 - Manerba del Garda (BS) - Phone number 0365551761
info@edilfin.com - https://www.edilfin.com/en
VAT 01801040989