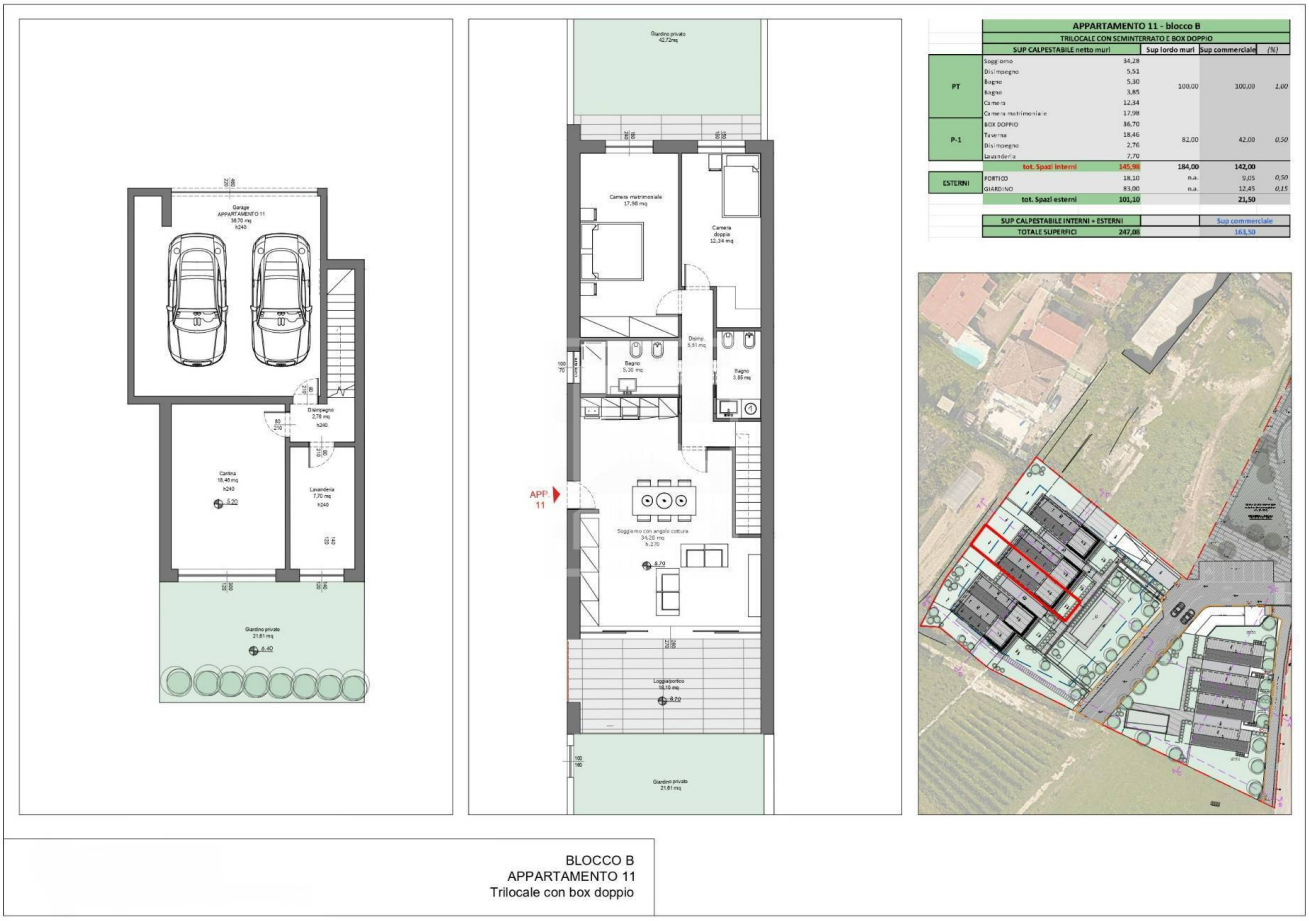
Edilfin srl
via Giorgio Strehler 19 - 25080 Manerba del Garda
Phone number 0365551761

Apartment
€ 390.000
Ref. 33091002-292



166 sq.m. | Bathrooms: 2 | Bedrooms: 2 | Rooms: 4

Ref: AT-002-292
OTHER APARTMENTS OF VARIOUS SIZES AVAILABLE
Welcome to the new Soiano construction site, where we are developing 17 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.

Three-room apartment 11: This exclusive residence offers generous space and a perfect layout. On the ground floor, there are two bedrooms and two bathrooms, a spacious living room with a kitchenette that opens onto a spacious loggia. The basement includes a double garage, a basement room, and a laundry room overlooking the small garden. Garages are available for €25,000 and parking spaces for €15,000.

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**: 2
Bathrooms: 2	**Rooms**: 4
State of Preservation: Excellent	**Level**: Ground Floor
Indipendent heating: Indipendent	**Year built**: 2025
Terrace: Present	**Garden**: Private
Kitchen: Present	**Box**: Triple, 57 sq.m.

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