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

Villa
€ 549.000
Ref. 33091002-295

140 sq.m. | Bathrooms: 3 | Bedrooms: 3 | Rooms: 4

Ref. AT-002-295
VILLA B
In Manerba, in a strategic location, convenient to main roads and just steps from all amenities, we offer a detached villa under construction, perfect for those seeking an ideal first home. Construction, which began in March 2025, involves the construction of three detached villas, each with a private garden and spread over two floors.
The central villa, slightly more compact than the others, offers a spacious living room with a kitchen of almost 40 square meters on the ground floor, perfect for living in a spacious and bright space overlooking the loggia. A hallway separates the living area from the laundry room, located under the stairs, and a guest bathroom. The first floor features three bedrooms, including a master bedroom with an ensuite bathroom, and an additional bathroom serving the other two bedrooms. The villa sits on a plot of approximately 200 square meters, with a garden of approximately 70 square meters ensuring privacy and a perfect outdoor space for relaxing, and a double parking space covered by a carport. A hydromassage pool and outdoor kitchen are available at an additional cost.
The homes are new and built to energy efficiency class A4, a further guarantee of high standards of energy efficiency, savings on running costs, and maximum living comfort, with cutting-edge solutions for heating, insulation, and indoor air quality.
This announcement is for informational and commercial purposes only. The information provided has no contractual value and is subject to change.

Manerba del Garda is an ideal location for those seeking tranquility without sacrificing the convenience of a well-served area. Just minutes from Lake Garda, the town offers a quiet residential atmosphere, yet is also well-served by amenities such as shops, schools,

restaurants, and other services. Its strategic location allows you to enjoy the surrounding natural beauty, offering ample opportunities for hiking, walking, and outdoor activities. Furthermore, the area is well-connected to major roads, allowing for easy access to other lakeside towns and major nearby cities.

Certification

Energy Class: A4

Property details

Address: via posteghe	**Zip Code**: 25080
Bedrooms: 3	**Bathrooms**: 3
Rooms: 4	**State of Preservation**: Excellent
Level: On two-levels	**Indipendent heating**: Indipendent
Parking: Carport	**Year built**: 2025
Terrace: Present	**Garden**: Private, 70 sq.m.
Kitchen: Open kitchen	

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