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

Apartment
€ 390.000 negotiable
Ref. 33091002-303

170 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 4

AT-002-303 New four-room ground-floor apartment in Polpenazze
For sale is a spacious ground floor apartment, perfect for those seeking space, comfort, and privacy. The entrance opens onto a large living room, with a dining area and open-plan kitchen, which overlooks a very private garden, ideal for relaxing al fresco.
The apartment features a separate sleeping area, with three bedrooms and a second bathroom, designed to offer maximum comfort to the family. The ample space and functional layout make this property perfect for those seeking a peaceful and well-structured environment.
Main features of the property
This property underwent a complete renovation, including demolition and reconstruction to comply with current earthquake and structural regulations. The design took into account the historic context of Polpenazze del Garda, aiming to preserve the traditional character of the town while incorporating modern, technological solutions. The foundations are constructed with high-quality additives such as "PENETRON" to ensure waterproofing, while the "crawl space" ventilation system protects the apartments from humidity.
The property features underfloor heating and cooling systems powered by a highly energy-efficient heat pump that ensures year-round comfort, both in winter and summer. A mechanical ventilation system (CMV) allows for continuous air exchange without the need to open windows, improving indoor air quality and reducing energy consumption. The spaces are also well insulated, with external walls made of YTONG blocks and soundproofing between the residential units.
The interior finishes are high-quality, with premium ceramic flooring and the option of additional materials such as parquet. Both interior and exterior doors are made of durable materials, including reinforced doors for added security. The common areas include a well-maintained garden with a swimming pool, and the maneuvering area is paved with materials that blend harmoniously with the

surrounding environment. Residents' privacy is ensured by strategically placed plantings in the garden.
This announcement is for informational and commercial purposes only. The information provided has no contractual value and is subject to change.

Polpenazze and the surrounding area
Polpenazze is renowned for its tranquility and the beauty of its lakeside landscape, offering an ideal setting for those seeking peace and relaxation. With easy access to outdoor activities, local restaurants, and essential services, this penthouse is a prime choice for those wishing to live or vacation on Lake Garda.

Certification

Energy Class: A4

Property details

Address: vai iv novembre

Bedrooms: 3

Bathrooms: 2

Rooms: 4

State of Preservation: Excellent

Level: Ground Floor

Total Floor: 2

Indipendent heating: Indipendent

Parking: Uncovered Parking

Lift: Yes

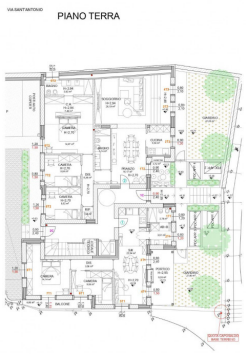
No Barriers: Yes

Year built: 2025

Garden: Private, 40 sq.m.

Sea Distance: 4.000 meter

Kitchen: Open kitchen



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