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

Villa
€ 385.000
Ref. 33091081-003

125 sq.m. | Bathrooms: 2 | Bedrooms: 2 | Rooms: 3

Ref: ABE-081-003
Newly built villa with garage and garden in a residential complex in Villanuova sul Clisi.
In a quiet area, convenient to all amenities, a 124.5 m2 villa is under construction, arranged entirely on one floor.
The property comprises a large living area of approximately 43 m2 with an open-plan kitchen, a hallway, two double bedrooms of 15 m2 each, and two bathrooms with windows and showers.
Externally we can have a garden of approximately 85 m2 and a garage of approximately 28 m2 (according to the project divided into a cellar of 4 m2 net and a garage of 17.5 m2 net).
The property, currently under construction (structure and roof already completed), will be finished with great attention to energy efficiency (class A4) and will feature underfloor heating with a heat pump, air conditioning, a 4.5 kW photovoltaic system, an insulated security door, double-glazed PVC windows, alarm system preparation, and much more.
Ideal first home, absolutely worth seeing.
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

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Property details

Address: Via dossello, 14

Zip Code: 25089

Bedrooms: 2

Bathrooms: 2

Rooms: 3

State of Preservation: Excellent

Level: Ground Floor

Total Floor: 1

Indipendent heating: Indipendent

No Barriers: Yes

Year built: 2026

Garden: Private, 85 sq.m.

Sea Distance: 5.250 meter

Kitchen: Open kitchen

Box: Double, 28 sq.m.

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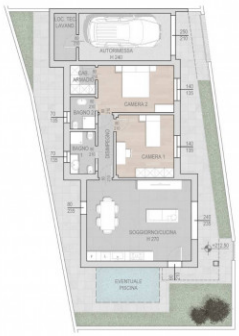

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