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

Apartment
Castelletto
€ 780.000
Ref. 33091077-9

198 sq.m. | Bathrooms: 3 | Bedrooms: 3 | Rooms: 3

Ref: LL-077-7
An elite residence in Polpenazze del Garda: a balance between architecture and landscape.
In the heart of Valtenesi, this architectural project celebrates exclusivity through a refined dialogue between history and modernity. The project combines the conservative restoration of the historic building with an underground expansion into the garden, designed to follow the natural morphology of the land and its exposure to Lake Garda.
The building's excellent construction is reflected in its cutting-edge technical features: the efficient insulation of the building envelope is combined with underfloor heating, controlled mechanical ventilation (WMC), and heat pumps powered by a photovoltaic system. Nestled among vineyards and DOP olive groves, the residence offers just 11 units, ensuring rare privacy just steps from amenities and the lake shore. An ideal solution for those seeking security, superior technological performance, and a timeless aesthetic.
Detached two-level solution with private garden
The four-room apartment is spread across two floors, offering a layout that prioritizes privacy and functionality. The ground floor is dedicated to the living area, a bright space that integrates the living room and kitchen with direct access to the private garden, a natural extension of the living space. A bedroom, a half bathroom, and a laundry room complete this level, optimizing the daily management of the home.
The upper floor is entirely dedicated to the sleeping area, consisting of two master bedrooms served by two ensuite bathrooms. Outdoor living is ensured by a covered loggia and a private balcony, ideal spaces for enjoying natural ventilation and the surrounding panorama.

The property's profile is completed by valuable appurtenances that include a private cellar, a covered garage and a private outdoor parking space, precisely meeting every storage and mobility need.

This announcement is for informational and commercial purposes only. The information provided has no contractual value and is subject to change.

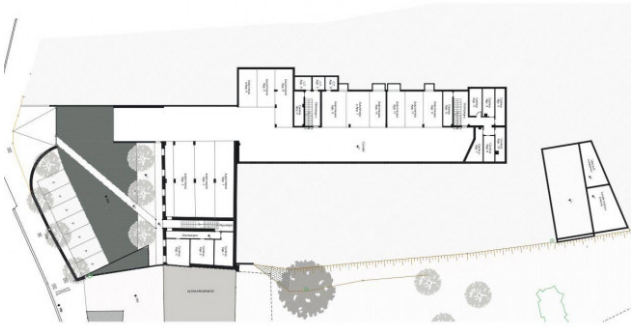
Certification

Energy Class: A4

Property details

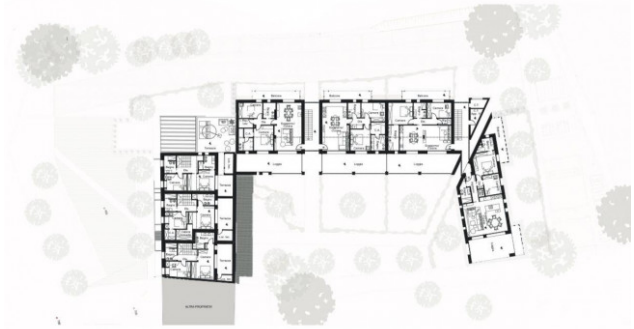
Address: via borrine, 1	**Zip Code**: 25080
Bedrooms: 3	**Bathrooms**: 3
Rooms: 3	**State of Preservation**: Restored
Indipendent heating: Indipendent	**Parking**: Uncovered Parking
Year built: 2026	**Balconies**: Present
Terrace: Present	**Garden**: Private
Kitchen: Open kitchen	**Box**: Shed

PLANIMETRIA PIANO SEMINTERRATO



PLANIMETRIA PIANO TERRA

PLANIMETRIA PIANO PRIMO



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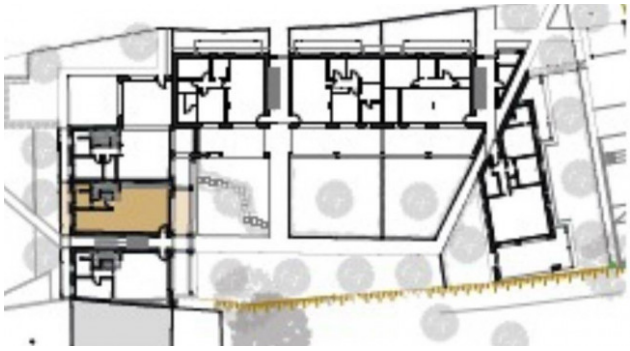

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