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

# Apartment
# Balbiana
# € 385.000
## Ref. 33091012-133

### 77 sq.m. | Bathrooms: 2 | Bedrooms: 2 | Rooms: 3

Ref: DD-012-133
Located in the historic and quiet hamlet of Balbiana, in Manerba del Garda, we offer for sale a refined three-room ground floor apartment, nestled in a prestigious historic courtyard that has recently undergone meticulous restoration.
The home opens onto a bright living area with a modern open-plan kitchen, cleverly designed to connect with the outdoors thanks to a direct exit onto an exclusive patio overlooking the charming internal courtyard.
A first bathroom with window, meticulously finished and equipped with a shower, conveniently serves the living area. The sleeping area, designed for maximum privacy and comfort, consists of two spacious double bedrooms, one of which boasts a private master bathroom, also complete with a shower.
The property enjoys a magnificent communal garden that offers extraordinary panoramic views of the Gulf of Manerba, the Rocca and the Isola del Garda, creating a landscape of rare beauty.
To complete the amenities, the property includes a private uncovered parking space located within the secure courtyard and a convenient shared storage room.
Renovated to the most modern standards to ensure a very high energy rating, the apartment is being sold fully furnished with designer solutions, representing a turnkey opportunity ideal both as a luxury residence and as an exclusive real estate investment.

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This announcement is for informational and commercial purposes only: the data provided has no contractual value and may be subject to change.

## Property details

**Address**: via Guglielmo Marconi, 24

**Zip Code**: 25080

**Bedrooms**: 2

**Bathrooms**: 2

**Rooms**: 3

**State of Preservation**: Excellent

**Level**: Ground Floor

**Total Floor**: 2

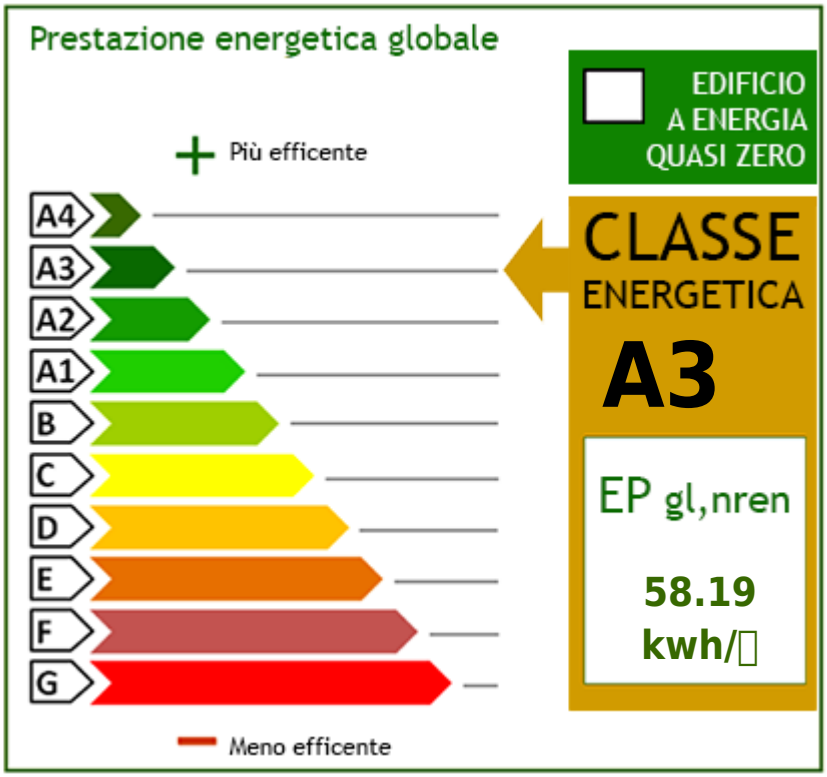
**Indipendent heating**: Central Heating

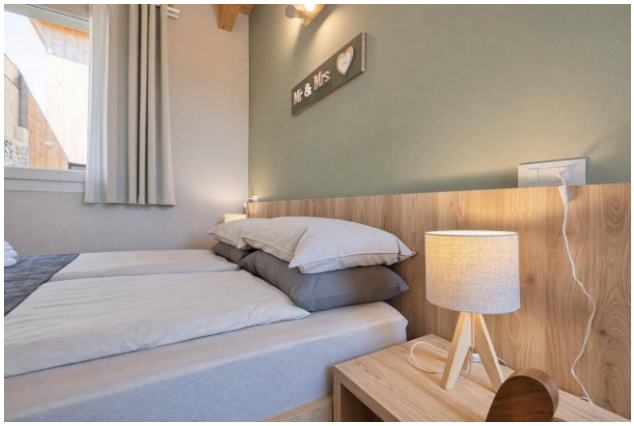
**Year built**: 2024

**Current Status**: Free for the notarial deed

**Building Costs**: € 80

**Sea Distance**: 1.000 meter



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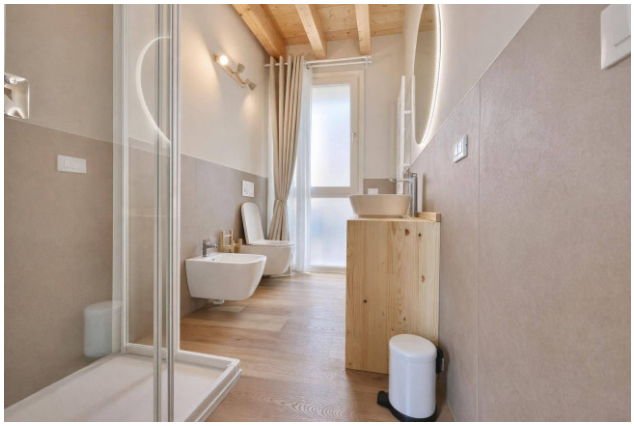

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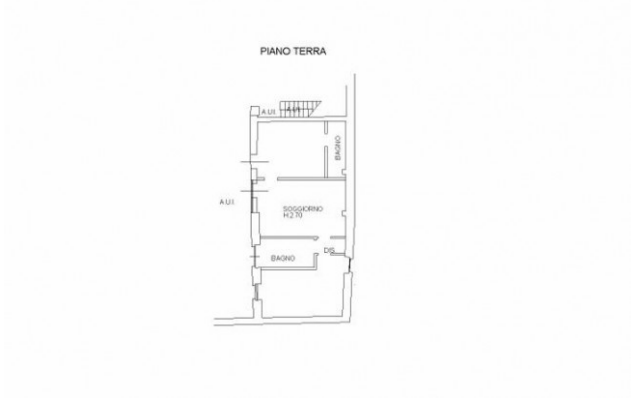


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