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

Apartment
Balbiana
€ 390.000
Ref. 33091012-134

75 sq.m. | Bathrooms: 2 | Bedrooms: 1 | Rooms: 2

Ref: DD-012-134
Located in the historic and quiet hamlet of Balbiana, in Manerba del Garda, we offer for sale a refined duplex apartment on the first floor, nestled in a prestigious historic courtyard that has recently undergone meticulous restoration.
The home opens onto a bright living area boasting a splendid view of the Gulf of Manerba, thanks to a window directly overlooking the lake, and an outdoor balcony overlooking the charming internal courtyard. The space is completed by a kitchenette with dining area and a first bathroom with window, meticulously finished and equipped with a shower.
Going up from the living room, you discover the large double bedroom on the mezzanine: a habitable space with exposed beams and a dedicated master bathroom.
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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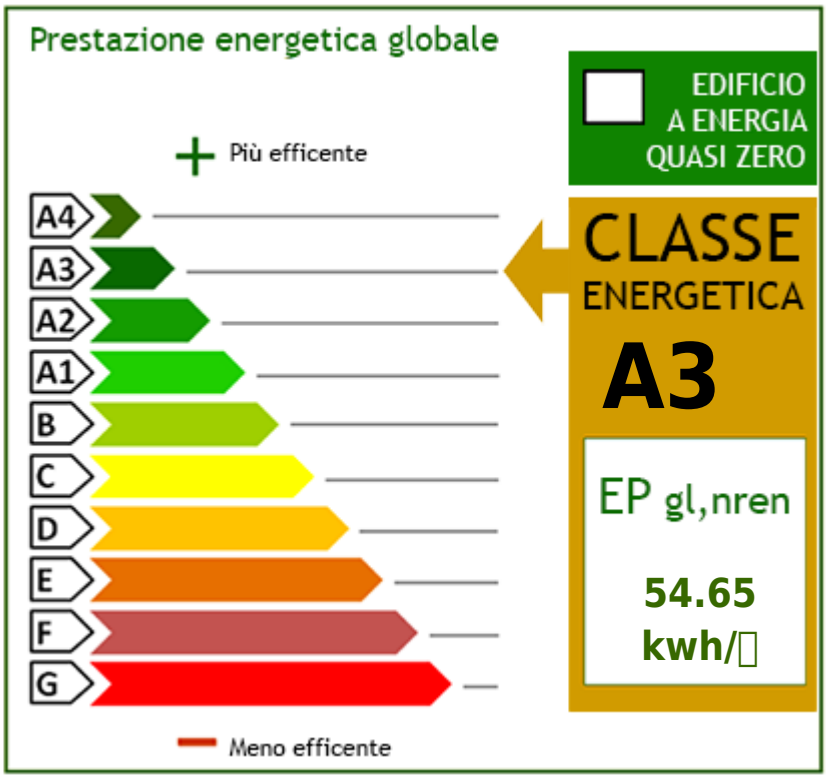
This announcement is for informational and commercial purposes only: the data provided has no contractual value and may be subject to change.

Property details

Address: via Guglielmo Marconi, 24	**Zip Code**: 25080
Bedrooms: 1	**Bathrooms**: 2
Rooms: 2	**State of Preservation**: Excellent
Level: On two-levels	**Total Floor**: 2
Indipendent heating: Central Heating	**Parking**: Uncovered Parking
Year built: 2024	**Current Status**: Free for the notarial deed
Building Costs: € 80	**Balconies**: Present, 7 sq.m.
Sea Distance: 1.000 meter	**Kitchen**: Kitchenette



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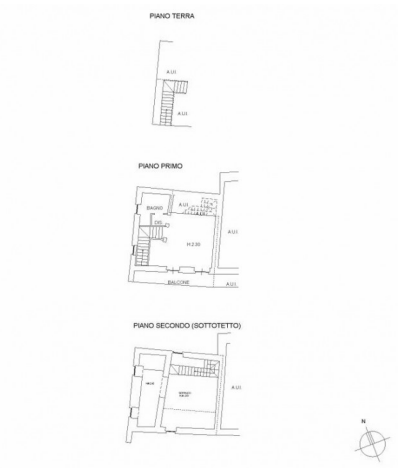

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