



Code: [V002605](#)

PRESTIGIOUS HOMES IN THE HEART OF VALTENESI IN POLPENAZZE DEL GARDA

Via C. Battisti Polpenazze del Garda BS Italia

SALE
450.000€

Beds	Bathrooms	Commercial	Garden
 3	 3	 167 mq	 47 mq

DESCRIPTION:

In Polpenazze del Garda, in the heart of Valtenesi, an exclusive residential project is under construction. The carefully designed residences offer privacy and comfort thanks to integrated technologies. Spacious and bright spaces open onto green areas, balconies and terraces, offering striking views of the surrounding landscape and a living experience immersed in nature. Within the project we propose a four-room apartment with a distribution of spaces designed to guarantee functionality and comfort. The living area, spacious and bright, includes an entrance hall that blends harmoniously with the living room, directly connected to the dining room and the kitchen. The kitchen is separated by elegant glass windows that create visual continuity between the rooms. The area is completed by a laundry/storage room and a guest bathroom with ante-bathroom, ensuring practicality in daily management. The sleeping area, well organised and reserved, comprises three bedrooms. The master bedroom has a walk-in wardrobe and private bathroom, while the two single bedrooms are served by a second bathroom. This layout makes the flat ideal for families or for those who need a study or an additional room. The outdoor spaces are perfectly integrated into the structure and offer livable outdoor spaces. The porch, accessible from the living room, is ideal for relaxing, while the dining room overlooks a private garden, perfect for enjoying moments in the open air. The flat is equipped with a modern underfloor heating and cooling system with independent heat pump, guaranteeing energy efficiency and maximum comfort in every season. It is also possible to purchase a convenient parking space within the courtyard, offering convenience and security. A modern and well-balanced living solution, ideal for those seeking large spaces, brightness and a perfect balance between interior and exterior. We remain at your disposal for further information and to organise site visits.

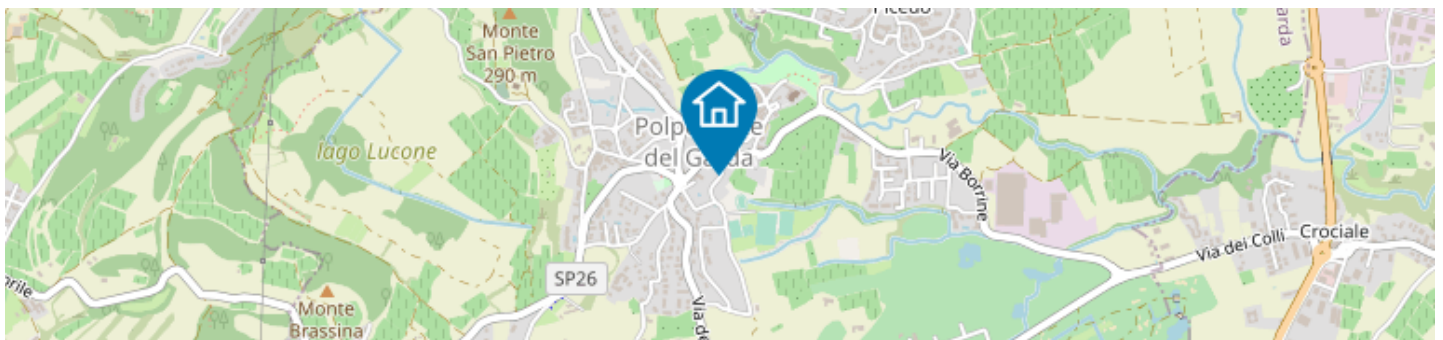
ADDITIONAL INFORMATION

Energy Rating: A2	Minimum IPE: -	Heating: Independent	State: Under Construction
Grade: Elegant	Position: Hill	View: Garden View	Orientation: -
Rooms / Locals: 4	Floor: -	Building Floors: 3	Internal Levels: 1
Garage: -	Mq Garage: -	Parking Space: -	Terraces: -
Mq Terraces: -	Balconies Mq: -	Arcades: 1	Mq Arcades: 7
Garden: Private	Kitchen: View Kitchen	Furniture: Possibility	Annual Expenses: -



ACCESSORIES

- ✓ Air Conditioning ✓ Automotive Passage ✓ Closet ✓ Condominium Park ✓ Data Network
- ✓ Double Glasses ✓ Electric Gate ✓ Electric Shutters ✓ Home Automation System ✓ Lift
- ✓ Pedestrian Crossing ✓ Pool ✓ Satellite System ✓ Security Door ✓ Theft Protection
- ✓ Video Intercom



Discover more
Point here your smartphone