

2 Rooms for Sale in Soiano del Lago

€ 260.000

Ref. CBI119-2785-597



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

In the heart of Soiano del Lago (Brescia), a new and exclusive residential complex is underway, comprising just 17 apartments. This modern and elegant project is designed to offer a lifestyle of comfort, quality, and refinement. The residence will feature a shared swimming pool, meticulously maintained common green spaces, and private gardens, all nestled in a tranquil and prestigious setting. This refined two-room apartment is located on the first floor and features well-distributed spaces and high-quality finishes. The apartment offers a bright living area with a kitchenette, enhanced by large windows that lead directly to the covered loggia, ideal for relaxing al fresco. The property also includes a welcoming double bedroom and a modern bathroom with a window. A single garage is located in the basement.

The property is located in a building constructed to the highest quality standards, in energy class A2, and offers:

Underfloor heating, Heat pump air conditioning, High-performance thermal insulation, Double-glazed PVC windows, Concrete-effect porcelain stoneware flooring in the living area, Pre-finished parquet flooring in the sleeping area. The load-bearing structures are made of earthquake-proof reinforced concrete, the roof is insulated with rock wool panels and an advanced waterproofing system, providing thermal and acoustic insulation and high living comfort.

Soiano del Lago is a village located on one of the Valtenesi hills, one of the most sought-after areas of Lake Garda for its panoramic views and distinctive hilly climate. Renowned for its wineries and strong gastronomic culture, it comes alive with tourists, especially in the summer months, but life is pleasant year-round thanks to its favorable location, the availability and convenience of services, its proximity to the lake, the presence of excellent restaurants and accommodations, and, last but not least, the presence of the renowned Golf Club, a popular meeting place and home to prestigious residences.



Coldwell Banker, founded in 1906 in San Francisco, is a world-renowned real estate network, recognized for over a century as a benchmark in the global market. Our brand is synonymous with reliability, excellence, and innovation, appreciated by the most discerning clients for the quality of our services and our international presence. With over 3,300 locations and more than 100,000 agents in 44 countries, our global network allows us to connect buyers and sellers around the world.

Coldwell Banker Real Estate, located in the historic heart of Desenzano del Garda, at Piazza Malvezzi 23, just steps from the old port, is the hub of our operations on Lake Garda and the surrounding area. Our headquarters reflects our philosophy: welcoming, elegant, and professional, it is the place where supply and demand for exclusive properties meet. We specialize in finding and promoting prestigious properties, guaranteeing our clients personalized and attentive service, meeting every luxury real estate need.

Certification

Energy Class: A2

Property Informations

Address: Via Castellana

Zip Code: 25080

Bedrooms: 1

Bathrooms: 1

Rooms: 2

State of Preservation: Excellent

Level: 1

Total Floor: 2

Age Construction: 2025

Terrace: Present

Garden: Common

Kitchen: Exposed Kitchen

Box: Single

Features

Tv Antenna: Condominium

ADSL Coverage

Fastweb Coverage

Air-Conditioned

Parquet

Telephone System

Wiring: By Law

Shower

Predisposition for Alarm

Pool

Panoramic view

Nearby

Gyms

Spa

Football Fields

Fitness Centers

Tennis Courts

Bike Lanes

Playgrounds

Public Transport

Kindergarten

Elementary Schools

Schools

High Schools

Cafe

Post Offices

Shopping Centers

Municipal Offices



