

## 2 Rooms for Sale in Soiano del Lago

€ 260.000

Ref. CBI119-2785-597



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

Exclusive two-room apartment in a residence in Soiano del Lago

A new and exclusive residential complex consisting of just 17 apartments is being built in the heart of Soiano del Lago (Brescia). A project with a modern and elegant design, conceived to offer a lifestyle characterized by comfort, quality and refinement. The residence will feature a shared swimming pool, meticulously maintained shared green spaces, and private gardens, all nestled in a tranquil and prestigious setting.

Two-room apartment 15

This refined first-floor apartment features well-distributed spaces and high-quality finishes.

The apartment offers a bright living area with kitchenette, enhanced by large windows that lead directly to the covered loggia, ideal for relaxing outdoors.

The property includes a welcoming double bedroom and a modern bathroom with window.

In the basement there is a single garage owned by the property.

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.

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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



