

## 2 Rooms for Sale in Soiano del Lago

€ 260.000

Ref. CBI119-1337-679



### 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 two-room apartment is a refined first-floor solution featuring well-organized 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-car garage is located in the basement.

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

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 town located on one of the Valtenesi hills. It is one of the most sought-after areas of Lake Garda 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 as a meeting place and location for prestigious homes.

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 Della Quercia

**Zip Code:** 25080

**Bedrooms:** 1

**Bathrooms:** 1

**Rooms:** 2

**State of Preservation:** Excellent

**Level:** 1

**Total Floor:** 2

**Age Construction:** 2026

**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



