

## Apartment for sale in Peschiera del Garda San Benedetto di Lugana € 640.000 Ref. P 28.22-7



**154 sq.m | Bathrooms: 2 | Bedrooms: 3 | Rooms: 4**

In Peschiera del Garda, in the hamlet of San Benedetto di Lugana and just 500 metres from the lake, we offer a new and bright four-room apartment on the second floor with a panoramic terrace.

The property is located in a modern and elegant residence comprising ten residential units, served by an elevator. The basement features large garages for each unit.

The apartment is spread entirely over a single level, on the second floor, and is also easily accessible by elevator. The entrance leads to the bright living area with an open-plan kitchen and living room, both overlooking the habitable terrace that extends on two sides. The sleeping area includes a hallway, two single bedrooms-one of which has access to an additional terrace-a bathroom with window, and a master bedroom complete with ensuite bathroom and private terrace.

The property also includes a double garage in the basement. A cellar can also be purchased separately for €6,000.

The entire project was constructed using cutting-edge construction technologies, designed to ensure high standards of comfort, energy

efficiency, and thermal and acoustic insulation. The finishes were carefully selected: wooden exterior windows, a security door, and an independent heating and cooling system powered by a heat pump. Underfloor heating is present in every room, including the bathrooms, where a heated towel rail has also been installed.

The apartments are equipped with controlled mechanical ventilation to ensure constant air exchange, in addition to air conditioning. Each unit has a dedicated photovoltaic system, compliant with current regulations, and a modern video intercom. An alarm system is also available.

This new complex represents a contemporary, efficient, and comfortable housing solution, ideal for those who want to live near the lake in a well-kept, high-quality setting.

Ready for delivery!

Please contact us without obligation for more information or to schedule a viewing of this new apartment in Peschiera del Garda, a hamlet of San Benedetto di Lugana.

Affordable mortgage options available. Our advice will help you find the best product at the most advantageous rates. Contact us or email us for a free consultation.

## Certification

**Energy Class:** A4

## Property Informations

**Address:** Via Bell'Italia

**Zip Code:** 37019

**Bedrooms:** 3

**Bathrooms:** 2

**Rooms:** 4

**State of Preservation:** Excellent

**Level:** 2

**Heating:** Heating

**Lift:** Yes

**Age Construction:** 2026

**Terrace:** Present

**Kitchen:** Exposed Kitchen

**Box:** Single, 27 sq.m

