

Townhouse for sale in Jesolo

Lido di Jesolo

€ 397.000

Ref. 101-1



134 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 4

TERRACED VILLAS

Jesolo (VE) - Lido di Jesolo

CENTRAL UNIT - LAST AVAILABLE

3 BEDROOMS | A4 - NZEB | PRIVATE GARDEN | GARAGE | READY FOR DELIVERY

Realnova Immobiliare offers for sale the last available unit within the new "Trilogy" project: a central portion of a finished three-family villa, ready for delivery, located in Via Cà Gamba, just minutes from Jesolo Paese and Piazza Milano, easily accessible via the new bike path currently nearing completion. Public transport stops are just a few steps from the property.

"Trilogy" is a modern residential development consisting of only three units, designed to offer spacious interiors, high energy efficiency and living comfort, thanks to the use of high-performance materials and renewable energy-powered systems.

THE HOUSE - CENTRAL UNIT

Realnova Immobiliare

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This central portion is spread over two levels with functional and well-distributed spaces:

- Ground floor living area with a large 41 sqm living room, south-facing and extremely bright. The kitchenette faces north, ensuring optimal interior organization and functional separation of spaces.
 - Private garden of approximately 60 sqm, ideal for outdoor living, dining with friends or relaxing in total privacy.
 - 18 sqm garage with motorized door. The ground floor is completed by a technical room, hallway, and a windowed bathroom with shower.
 - First floor: 14.51 sqm master bedroom with 3.10 m high ceiling, providing brightness and a spacious feel.
 - Two additional generously sized attic rooms - one of 21.90 sqm and one of 17.54 sqm - with variable ceiling heights and skylights: versatile spaces ideal as bedrooms, home office or relaxation area.
 - A windowed bathroom with shower and a hallway complete the floor.
- Possibility to customize floors and wall coverings according to your taste, making this a truly tailor-made home.

FEATURES AND TECHNOLOGICAL SYSTEMS

- Underfloor heating on both levels
- Air/water heat pump for heating and domestic hot water production
- Water-based split system for cooling and heating
- 4.1 kW photovoltaic system
- Certified and compliant electrical system
- Video intercom
- Automated driveway gate
- Pre-installed controlled mechanical ventilation (CMV)
- Pre-installed alarm system
- Energy class A4 - NZEB (nearly zero-energy building)

IMMEDIATE DELIVERY - COMPLETED PROPERTY

For more information or to schedule a viewing, contact Realnova Immobiliare at +39 0421 1881202.

Last opportunity available in a modern, efficient and independent setting. Don't miss the chance to choose the finishes for your new home.

Certification

Energy Class: A4

Features

Code: 101-1	Reason: Sale
Categoria: Townhouse	Address: Via Cà Gamba, SNC
Zip Code: 30016	Municipality: Jesolo
Zona: Lido di Jesolo	Total Square Meters: 134 sq.m.
Bedrooms: 3	Bathrooms: 2
Rooms: 4	State of Preservation: Excellent
: 1	Level: On two-levels
Total Floor: 2	Heating: Heating
Parking: Uncovered Parking	Age Construction: 2025
Terrace: Present, 20 sq.m.	Garden: Private, 200 sq.m.
Sea Distance: 1.700 meter	Kitchen: Exposed Kitchen
Box: Single, 18 sq.m.	Terrace : 13 □
Tv Antenna : Independent	Tv SAT : Independent
Air-Conditioned	Wiring : Compliant
Shower	Predisposition for Alarm

Shutters
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Nearby

Gyms

Bike Lanes

Public Transport

Kindergarten

Elementary Schools

High Schools

Cafe

Post Offices

Shopping Centers

Municipal Offices

Rooms

Utility room : 3 sq.m.
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