REF. 03-02 NEW ATTIC WITH EXEMPT EXPOSED BEAMS GILMOZZI

ARCO - (TN) - TRENTINO ALTO ADIGE

€ 285,000.00

San Martino is more than a village: it is a world-renowned destination for climbing enthusiasts, a place where the mountain feels within reach and life follows a natural rhythm. It is here, at the foot of the most celebrated crags, that this characterful attic apartment comes to life — set within a small two-unit building currently undergoing complete renovation from scratch. A rare opportunity: the apartment will be delivered by end of 2026, and those who reserve today will have the chance to personalise finishes and interior layouts, shaping the space entirely to their taste. Inside, a pleasant surprise awaits: a spacious living area with a discreet kitchenette, a windowed bathroom, a double bedroom, and a sun-drenched south-facing balcony that enjoys light throughout the day. On the ground floor, a private cellar stands ready for bikes, ropes, and all the gear of the mountain adventurer. To complete the picture: exposed wooden beams that bring warmth and character, underfloor heating and air conditioning already included in the price. Zero condominium fees. A smart investment, further enhanced by exemption from the Gilmozzi Law. First home, mountain retreat, or reliable rental income — this apartment can be all of that and more. Don't wait — the best spaces are always chosen first.

YEAR	SQUERE METERS	FLOOR	ROOMS
2026	62	2	2

ROOMS	BATHROOM
1	1