



# REF. 05 - COZY ATTIC IN THE CENTER

RIVA DEL GARDA - RIVA (TN) - TRENTINO ALTO ADIGE

€ 365,000.00



In a highly sought-after location, just steps from the center yet in a reserved and quiet position, a cozy attic with double exposure in a recently constructed building with high energy savings. Upon entering the apartment, you are immediately enveloped by the warmth emanating from the exposed beams and the strictly wooden floor, with the added benefit of having significant height that ensures spaciousness to the rooms. The composition of the attic is as follows: a well-defined entrance hall from the living area, which is in turn separated from a secluded kitchen and a living area that connects with a beautiful terrace from which you can enjoy a very open view. A hallway acts as a filter to the sleeping area, which consists of a windowed bathroom with shower, a single bedroom, a large master bedroom with a "smart working" area, and finally a second service balcony. The whole is enhanced by a cellar of approximately 12 sqm, a garage of approximately 22 sqm, and numerous free parking spaces adjacent to the property. Furniture included in the price, an opportunity not to be missed! Property delivery in March 2026.

YEAR	SQUERE METERS	FLOOR	ROOMS
2016	95	2	3
ROOMS	BATHROOM	GARAGE	ANNUAL CONDOMINIUM FEES
2	1	1	700.00