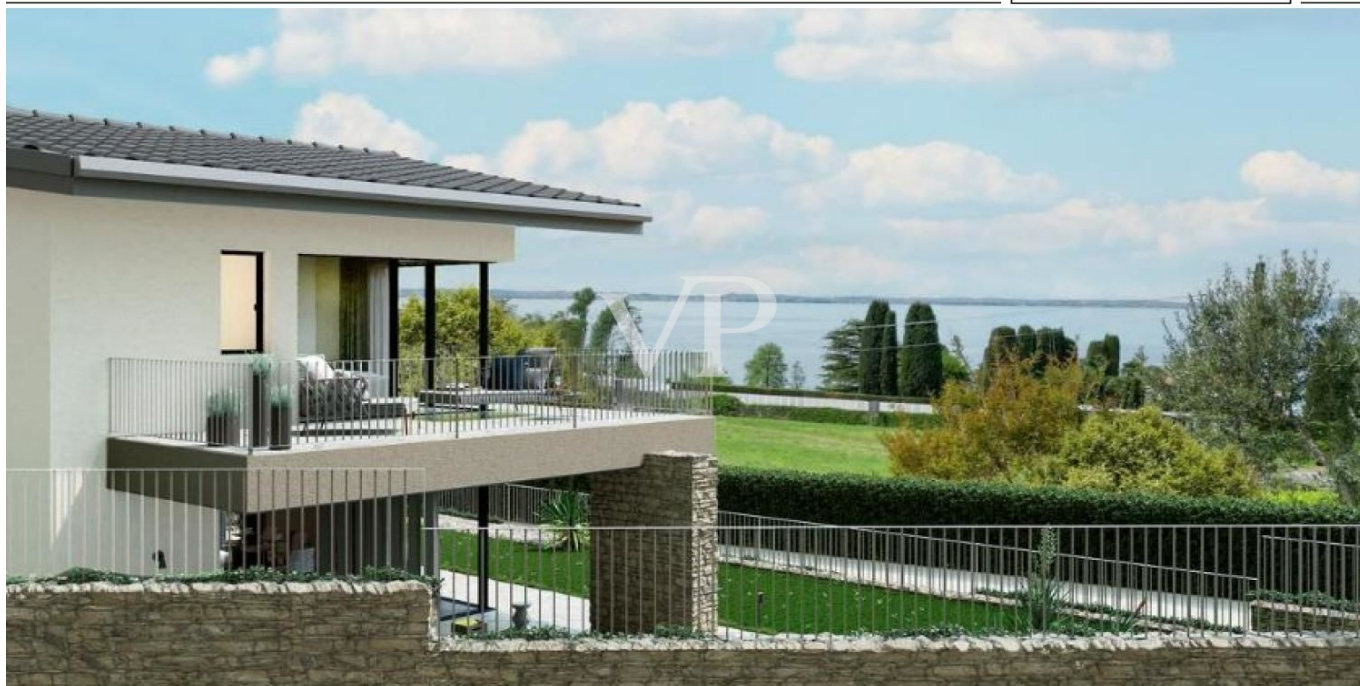


Lazise – Gardasee

## Ca' Allegra - Modern living with a lake view

Property ID: IT244151696



[www.von-poll.it](http://www.von-poll.it)

PURCHASE PRICE: 2.200.000 EUR • LIVING SPACE: ca. 214 m<sup>2</sup> • ROOMS: 4 • LAND AREA: 300 m<sup>2</sup>

Property ID: IT244151696 - 37017 Lazise – Gardasee

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Property ID: IT244151696 - 37017 Lazise – Gardasee

## At a glance

Property ID	IT244151696
Living Space	ca. 214 m²
Rooms	4
Bedrooms	3
Bathrooms	5
Year of construction	2024
Type of parking	2 x Garage

Purchase Price	2.200.000 EUR
Commission	Subject to commission
Total Space	ca. 335 m²
Usable Space	ca. 345 m²
Equipment	Terrace, Swimming pool

Property ID: IT244151696 - 37017 Lazise – Gardasee

## Energy Data

Type of heating	Underfloor heating	Energy Certificate	Energy demand certificate
Energy Source	Air-to-water heat pump	Final Energy Demand	30.00 kWh/m²a
Power Source	Air-to-water heat pump	Energy efficiency class	A

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## The property





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## The property



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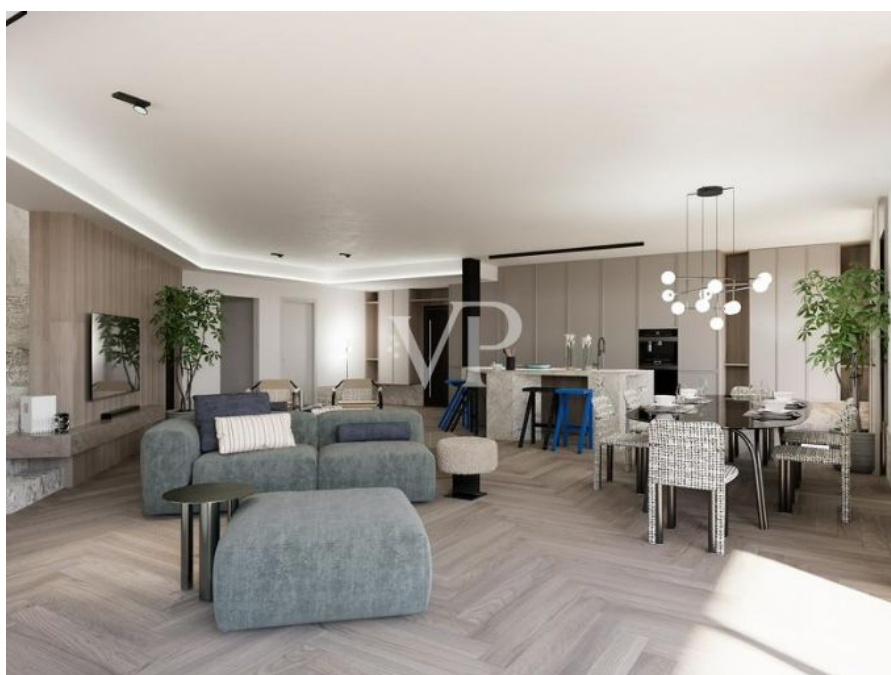
## The property





Property ID: IT244151696 - 37017 Lazise – Gardasee

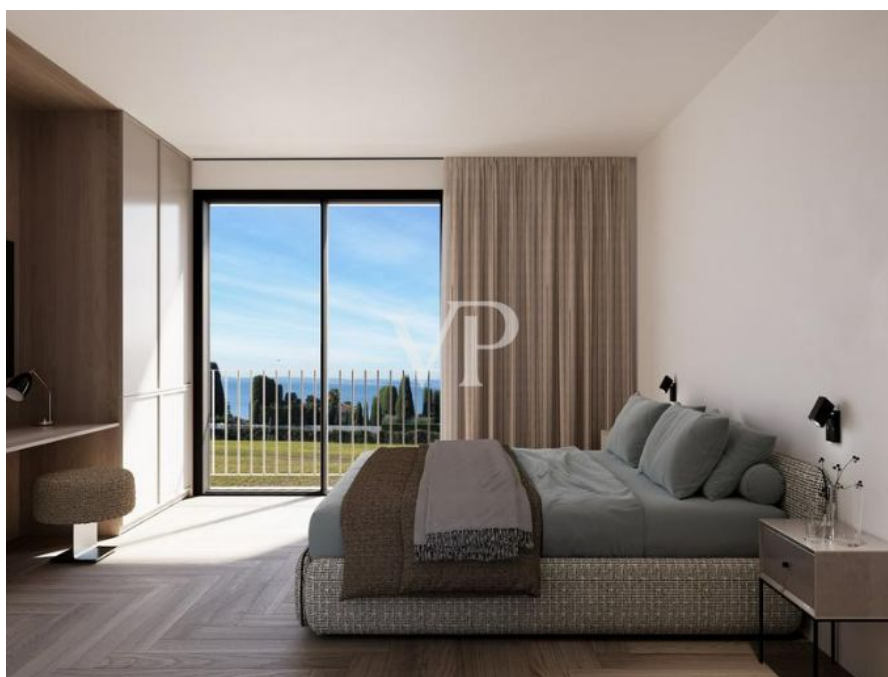
## The property





Property ID: IT244151696 - 37017 Lazise – Gardasee

## The property



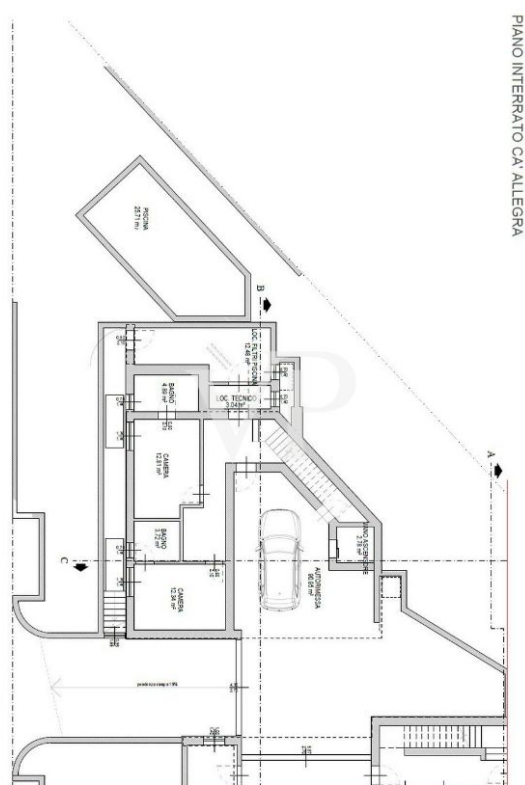
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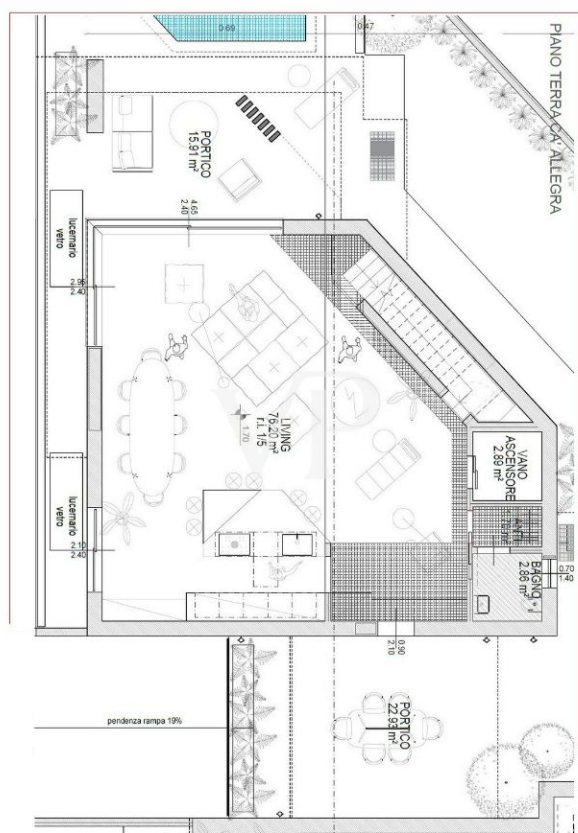
## The property



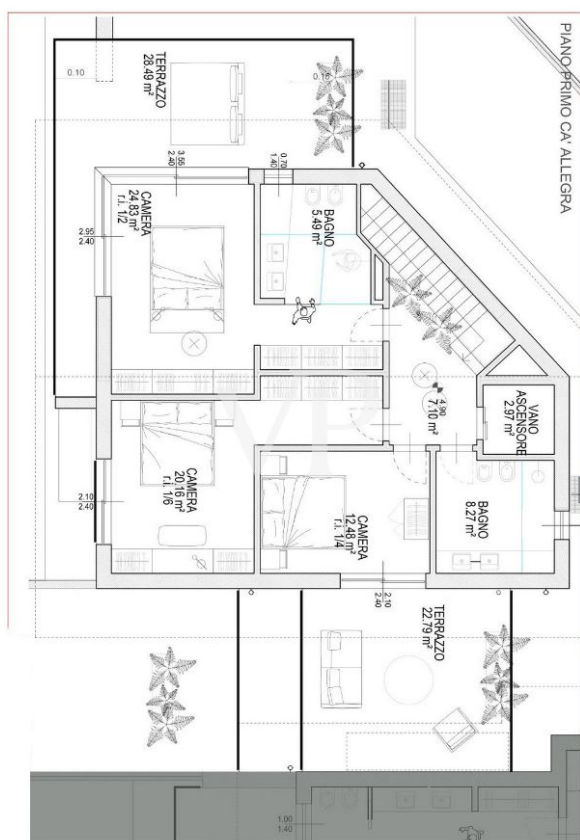
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## Floor plans









This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

Property ID: IT244151696 - 37017 Lazise – Gardasee

## A first impression

Attention to detail is at the heart of this exceptional new-build project in Lazise, which combines modern living with an idyllic yet strategic location. Just 500 meters from the historic center and the picturesque lake promenade, you will find a property that offers the highest level of living comfort and upscale furnishings. The peaceful and private surroundings make this property the perfect retreat to enjoy life on Lake Garda to the full. Whether relaxing hours by the heated pool, cozy moments in the light-flooded living area or the view of the lake from your own terrace - here, every day becomes a special experience.

Property ID: IT244151696 - 37017 Lazise – Gardasee

## Details of amenities

The property extends over three floors and impresses with its spacious and well thought-out room layout as well as its high-quality fittings. In the basement, there is a private garage with space for two vehicles, two spacious rooms, each with its own bathroom, and a practical laundry room for added convenience.

The first floor invites you to linger with a large, open-plan living and dining area. The integrated kitchen creates a modern atmosphere, which is further emphasized by an impressive corner window that creates a bright and friendly spatial effect. From here, you have direct access to the well-tended garden, which has a heated swimming pool for relaxing or socializing with family and friends. Whether it's a drink by the pool or sunbathing on a warm day, the outdoor areas of this property offer numerous opportunities to enjoy the Mediterranean way of life.

The upper floor is entirely dedicated to the sleeping area and offers space for three double bedrooms. One of these is an elegant master bedroom with an en-suite bathroom and a private terrace. This invites you to start the day with a breathtaking view of the lake and the surrounding landscape and to enjoy the sunset in peace in the evening. The high-quality furnishings and elegant design make each room a retreat that harmoniously combines comfort and style.

Property ID: IT244151696 - 37017 Lazise – Gardasee

## All about the location

The property is situated in a quiet yet central location, just 500 meters from the historic center of Lazise. The characteristic old town, with its charming medieval alleyways radiating from the imposing city walls, is easily accessible on foot or by bike. Here you will find a variety of artisan stores, typical restaurants and numerous entertainment options. The picturesque lakeside promenade invites you to take relaxing strolls, while the nearby sandy beaches offer perfect conditions for soaking up the sun or hiring a boat and discovering Lake Garda from a unique perspective.

In addition to the advantages of the immediate surroundings, the location is characterized by excellent connections. The Affi (A22) and Peschiera del Garda (A4) freeway exits are just a few kilometers away, meaning that both the region's amusement parks and the picturesque paths of Monte Baldo and Lessinia are within easy reach. For nature lovers and active vacationers, the surrounding area offers ideal conditions for excursions by mountain bike or motorcycle, while culture lovers will appreciate the proximity to the historic cities of Verona and Mantua. This unique location combines tranquillity, comfort and the opportunity to discover and enjoy the many facets of the Lake Garda region.



Property ID: IT244151696 - 37017 Lazise – Gardasee

## Contact partner

For further information, please contact your contact person:

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*To the Disclaimer of von Poll Immobilien GmbH*

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