

## Lazise – Gardasee

Objektnummer: IT244921075\_1



WOHNFLÄCHE: ca. 78,75 m<sup>2</sup> • ZIMMER: 3

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## Auf einen Blick

Objektnummer	IT244921075_1
Wohnfläche	ca. 78,75 m <sup>2</sup>
Bezugsfrei ab	nach Vereinbarung
Zimmer	3
Schlafzimmer	2
Badezimmer	1
Baujahr	2024

Wohnung	Erdgeschosswohnung
Provision	subject to commission
Nutzfläche	ca. 98 m <sup>2</sup>
Ausstattung	Terrasse, Schwimmbad

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## Auf einen Blick: Energiedaten

Wesentlicher Energieträger	Luft/Wasser-Wärmepumpe	Energieausweis	BEDARF
Energieausweis gültig bis	22.01.2034	Energie-Effizienzklasse	A+
Befuerung	Luft/Wasser-Wärmepumpe		

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## Die Immobilie



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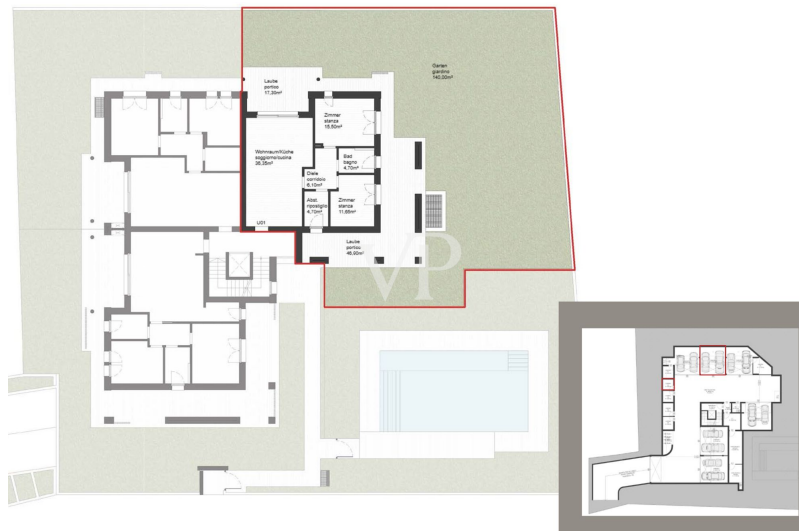
## Die Immobilie



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## Grundrisse





Dieser Grundriss ist nicht maßstabsgetreu. Die Unterlagen wurden uns vom Auftraggeber zur Verfügung gestellt. Aus diesem Grund können wir nicht für die Richtigkeit der Angaben garantieren.



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## Ein erster Eindruck

In Lazise, one of the most beautiful villages on Lake Garda, six luxurious apartments are being built in the new residence not far from the lake. The new building project impresses with its modern style, timelessly beautiful design, light-flooded rooms and plenty of privacy. Thanks to the carefully selected materials and colors, the residence blends harmoniously into the landscape. The units will be handed over turnkey (without furnishings) in high-quality construction in spring 2025.

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## Ausstattung und Details

Sustainable living comfort at the highest level:

The residential units on the ground floor have wonderful private gardens and the spacious terraces in the apartments on the upper floor offer complete privacy. Spacious double garages with automated sectional doors and cellars for each unit round off the overall package.

A heat pump and photovoltaic system provide sustainable heating and cooling for the residential units. The composite thermal insulation system on the exterior façade and the triple-glazed windows guarantee low energy consumption.

A swimming pool measuring approx. 6.00 x 12.00 m will be built in the communal garden for the residents of the condominiums. The water depth is around 1.30m. The pool will be constructed as a steel tub and coated with a 3D film. The pool surround will be designed in porcelain stoneware. In accordance with legal requirements, the pool surround will be fenced in. There will be a sunbathing area and a shower outside the porcelain stoneware surround. In the communal green areas, the vendor will plant various types of native shrubs in accordance with the greening concept of the approved project and install automatic irrigation with sprinklers and drip irrigation.

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## Alles zum Standort

Just a ten-minute drive from the Affi highway exit, the new residential complex is being built in an absolutely peaceful and privileged location, surrounded by greenery and very close to the historic town center of Lazise. The romantic town center, with its stores, restaurants, bars and beautiful beach promenade, is just a five-minute walk away.

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## Ansprechpartner

Weitere Informationen erhalten Sie über Ihren Ansprechpartner:

Christian Weissensteiner

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