

**Lazise – Gardasee**

*Property ID: IT244921075\_1*



**LIVING SPACE: ca. 78,75 m<sup>2</sup> • ROOMS: 3**

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## At a glance

Property ID	IT244921075_1	Commission	subject to commission
Living Space	ca. 78,75 m <sup>2</sup>	Usable Space	ca. 98 m <sup>2</sup>
Available from	According to the arrangement	Equipment	Terrace, Swimming pool
Rooms	3		
Bedrooms	2		
Bathrooms	1		
Year of construction	2024		

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## Energy Data

Energy Source	Air-to-water heat pump	Energy Certificate	Energy demand certificate
Energy certificate valid until	22.01.2034	Energy efficiency class	A+
Power Source	Air-to-water heat pump		

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## The property



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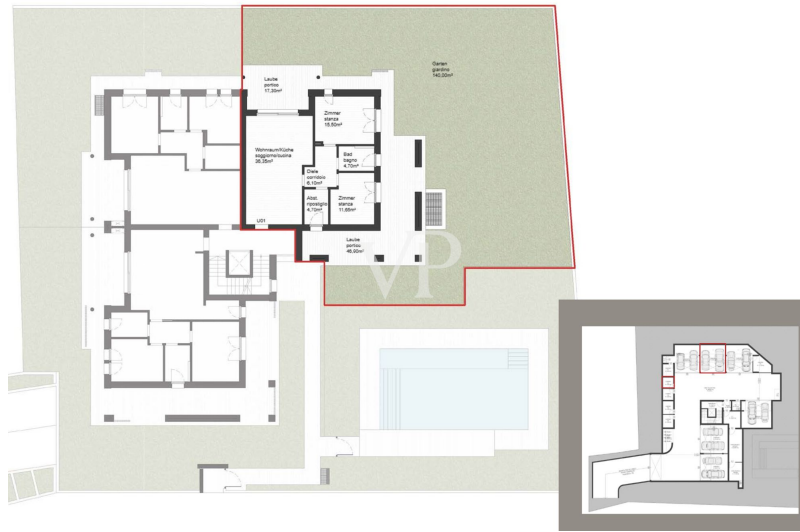
## The property



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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.



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## A first impression

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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## Details of amenities

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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## All about the location

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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## Contact partner

For further information, please contact your contact person:

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