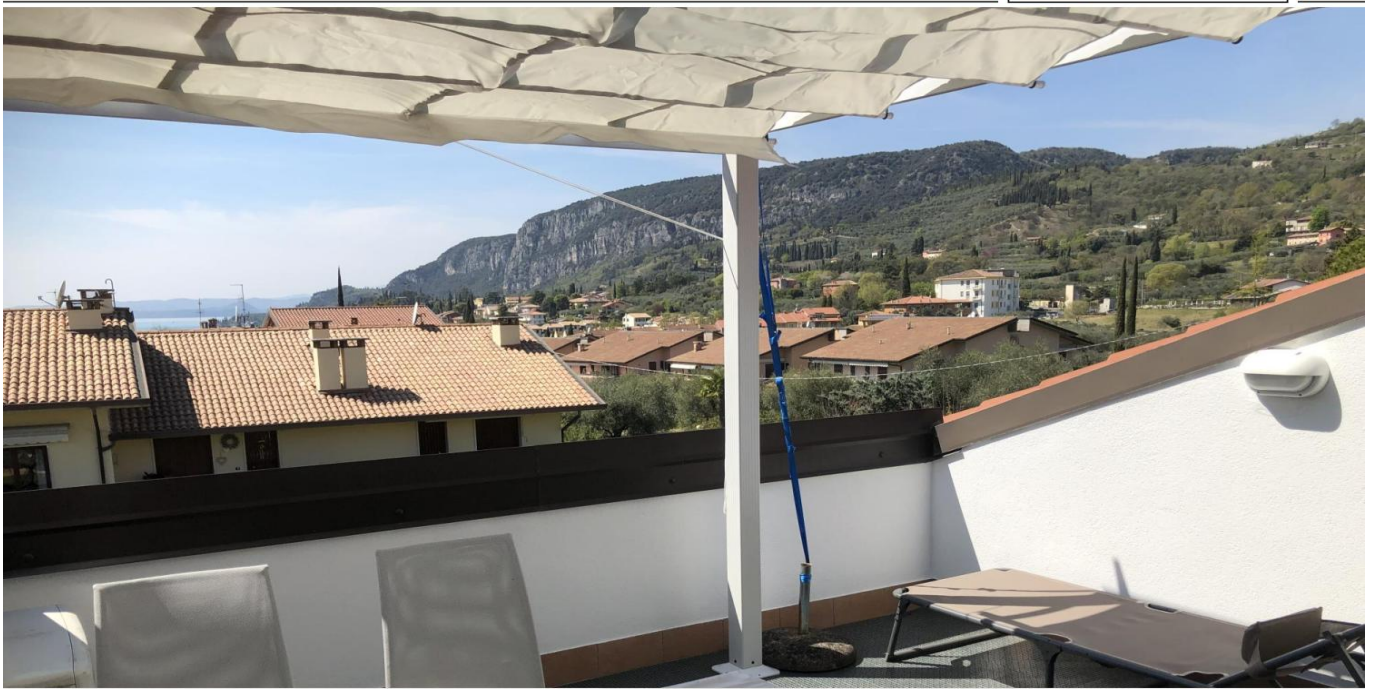


Garda – Gardasee

# Spacious Duplex Apartment with roof terrace and panoramic views of the Rocca di Garda

Property ID: IT244921590



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

**PURCHASE PRICE: 449.000 EUR • LIVING SPACE: ca. 85 m<sup>2</sup> • ROOMS: 4**

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## At a glance

Property ID	IT244921590
Living Space	ca. 85 m <sup>2</sup>
Floor	1
Rooms	4
Bedrooms	3
Bathrooms	2
Type of parking	1 x Garage

Purchase Price	449.000 EUR
Commission	Subject to commission
Total Space	ca. 110 m <sup>2</sup>
Usable Space	ca. 85 m <sup>2</sup>
Equipment	Terrace, Swimming pool

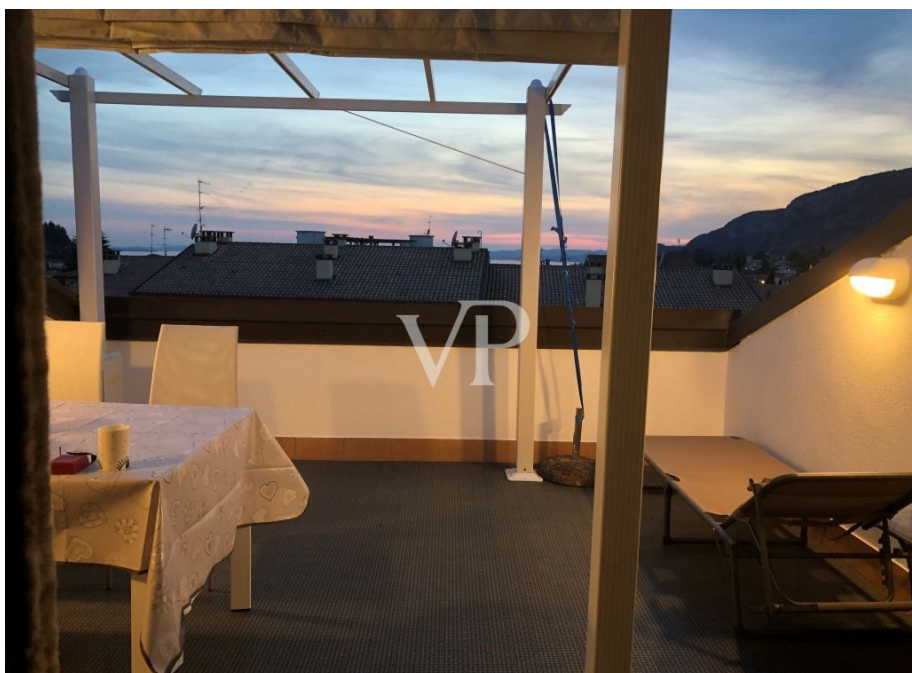
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## Energy Data

Energy Source	Gas	Energy Certificate	Energy demand certificate
Energy certificate valid until	01.10.2031	Final Energy Demand	109.00 kWh/m <sup>2</sup> a
		Energy efficiency class	E

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## The property



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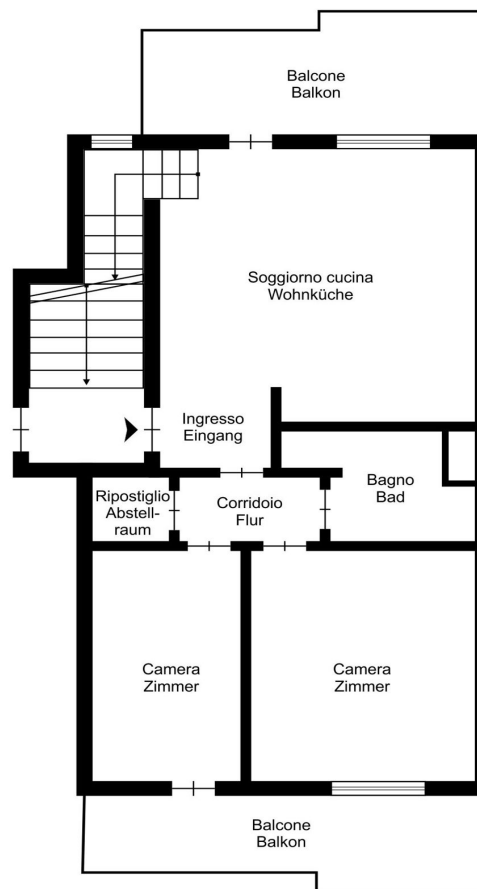
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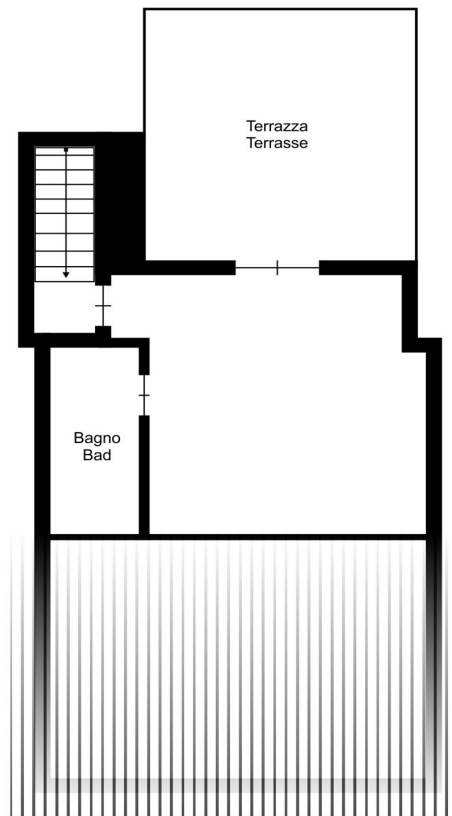
## The property



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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

This spacious and well-kept duplex apartment is located in a quiet yet central location in Garda. Stores, restaurants and cafés are within easy walking distance, while the surrounding area offers peace and relaxation. Nestled in an attractive residential complex, surrounded by olive trees and with a recently renovated communal pool, the apartment offers a wonderful panoramic view of the Rocca di Garda and the surrounding natural landscape. The property is perfect for those who appreciate privacy and at the same time proximity to the historic center. Room layout: Upper floor: The upper floor of the apartment welcomes you with a spacious living room, which has an elegant kitchen and a stylish wood-burning fireplace. From the living room you can access the terrace, which offers a wonderful view of the natural surroundings. The master bedroom as well as another bedroom and the bathroom are also located on this floor, with the second bedroom offering access to a second balcony. Top floor: An internal staircase leads to the top floor, where there is another extremely useful room that is currently used as an additional sleeping area. From here you have direct access to the fantastic panoramic roof terrace, which offers maximum privacy and is ideal for enjoying the sun and the view of Lake Garda undisturbed. There is also a practical second bathroom on this floor. The apartment is in a very well-kept condition. Extensive renovation work has recently been carried out in the residential complex, including the refurbishment of the swimming pool and the painting of the exterior facades. Additional amenities of the apartment: -Enclosed garage stall and additional public parking along the side street of the condominium. - Insect screens on all windows and sturdy, walled-in grills for maximum security. -High-quality furnished apartment ready for immediate occupancy. -Manageable communal costs in the complex. -Autonomous heating with gas boiler and air conditioning via split units. -Cozy wood-burning fireplace in the living area for pleasant warmth in the winter months. This duplex apartment offers you a perfect combination of excellent location and a coherent overall package. Whether as a vacation property, a permanent second home or for tourist rental - this apartment meets the highest standards and is an ideal investment in one of the most sought-after areas of Lake Garda. Please contact us for further information or to arrange a viewing.

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## Details of amenities

The monthly housing allowance for the complex is approx. 130€.

The one-off tax (register tax comparable to property tax) for the purchase as a second home amounts to approx. 11,800 €, and approx. 2,500 € as a first home. We will be happy to provide you with a detailed list of the expected incidental purchase costs on request.

The furnishings including kitchen are already included in the purchase price and have been valued at €9,000.



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## All about the location

Garda on Lake Garda - A jewel in the heart of the lake Garda is one of the most charming and picturesque towns on the eastern shore of Lake Garda and is one of the most popular vacation destinations in the region. Surrounded by rolling hills, olive groves and vineyards, Garda offers a perfect blend of natural beauty, rich history and an authentic Italian way of life. Nature and leisure: The picturesque bay of Garda, protected by the impressive rock formation of the Rocca di Garda, is a popular starting point for walks, hikes and bike tours. From the Rocca di Garda you have a spectacular panoramic view over the lake and the surrounding countryside. The mild climate makes outdoor activities possible all year round, be it sailing, surfing or swimming in the clear waters of Lake Garda. Visitors can enjoy the Mediterranean vegetation in the surrounding nature parks and the well-tended beaches invite you to relax. Culture and history: Garda can look back on a long and rich history. Once an important fishing village, today the narrow streets, historic buildings and charming squares of the old town are a magnet for visitors. The parish church of Santa Maria Assunta and the Palazzo dei Capitani are just some of the historical sights to be discovered in Garda. Numerous festivals and cultural events are also held here every year, upholding the region's long tradition. Culinary highlights: The restaurants and trattorias of Garda offer the best of regional cuisine, which is strongly influenced by the products of the surrounding area. Olive oil, fish from the lake and wines from the surrounding vineyards are just some of the specialties that can be enjoyed in Garda. The lakeside promenade is lined with cafés and ice cream parlors that invite you to linger and enjoy. Quality of life and relaxation: Garda is not only a popular vacation destination, but also an ideal place to live. The quiet and relaxed atmosphere, coupled with the proximity to larger cities such as Verona and the thermal baths in Sirmione, make it a perfect retreat. At the same time, Garda offers all the amenities of daily life, such as shopping facilities, pharmacies and medical care. Conclusion: Garda on Lake Garda is a place that combines the best of Italy: breathtaking nature, a rich cultural heritage and a relaxed way of life. Whether as a vacation resort or as a place to live, Garda offers a unique quality of life in one of the most beautiful regions of Italy.

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## Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

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*To Disclaimer of von Poll Immobilien GmbH*

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