

**Salo' – Gardasee**

# Modern apartment in residential area in Salò

*Property ID: IT244921648*



*www.von-poll.it*

**PURCHASE PRICE: 632.000 EUR • LIVING SPACE: ca. 107 m<sup>2</sup> • ROOMS: 4 • LAND AREA: 2.000 m<sup>2</sup>**

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## At a glance

Property ID	IT244921648
Living Space	ca. 107 m²
Available from	12.12.2024
Floor	3
Rooms	4
Bedrooms	2
Bathrooms	2
Year of construction	2024
Type of parking	1 x Garage

Purchase Price	632.000 EUR
Commission	Subject to commission
Total Space	ca. 150 m²
Usable Space	ca. 134 m²
Equipment	Terrace, Swimming pool, Balcony

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## Energy Data

Type of heating	Underfloor heating
Energy Source	Air-to-water heat pump
Energy certificate valid until	20.08.2035
Power Source	Air-to-water heat pump

Energy Certificate	Energy demand certificate
Final Energy Demand	30.00 kWh/m²a
Energy efficiency class	A
Year of construction according to energy certificate	2024

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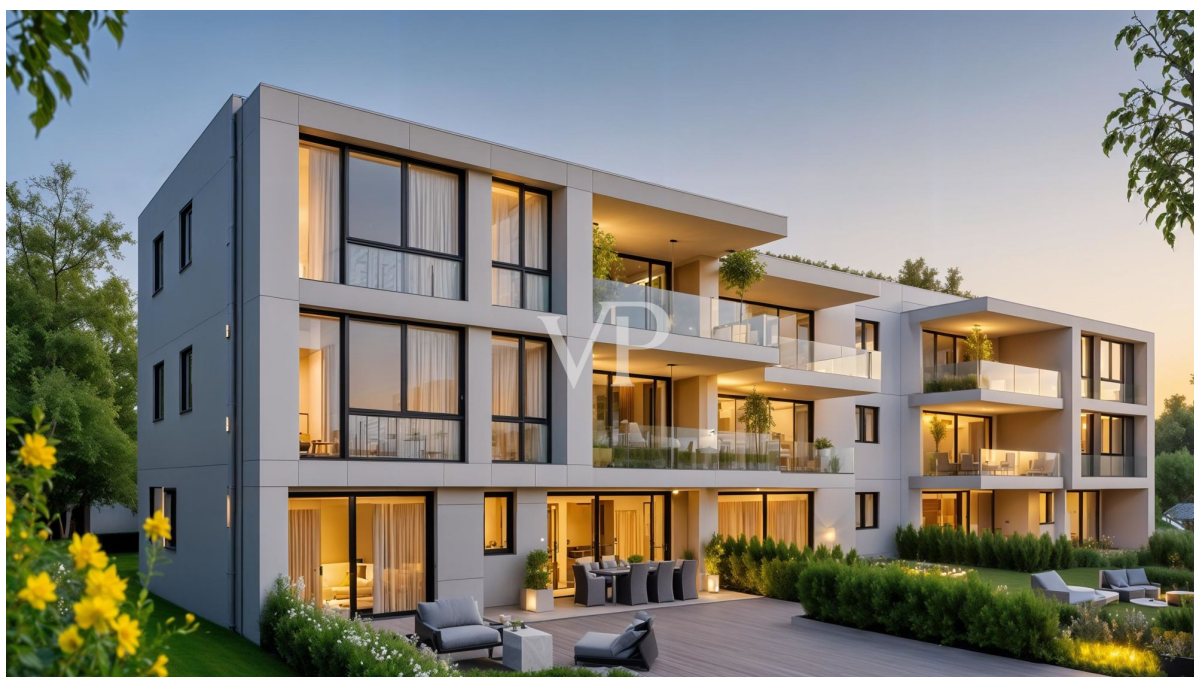
## The property





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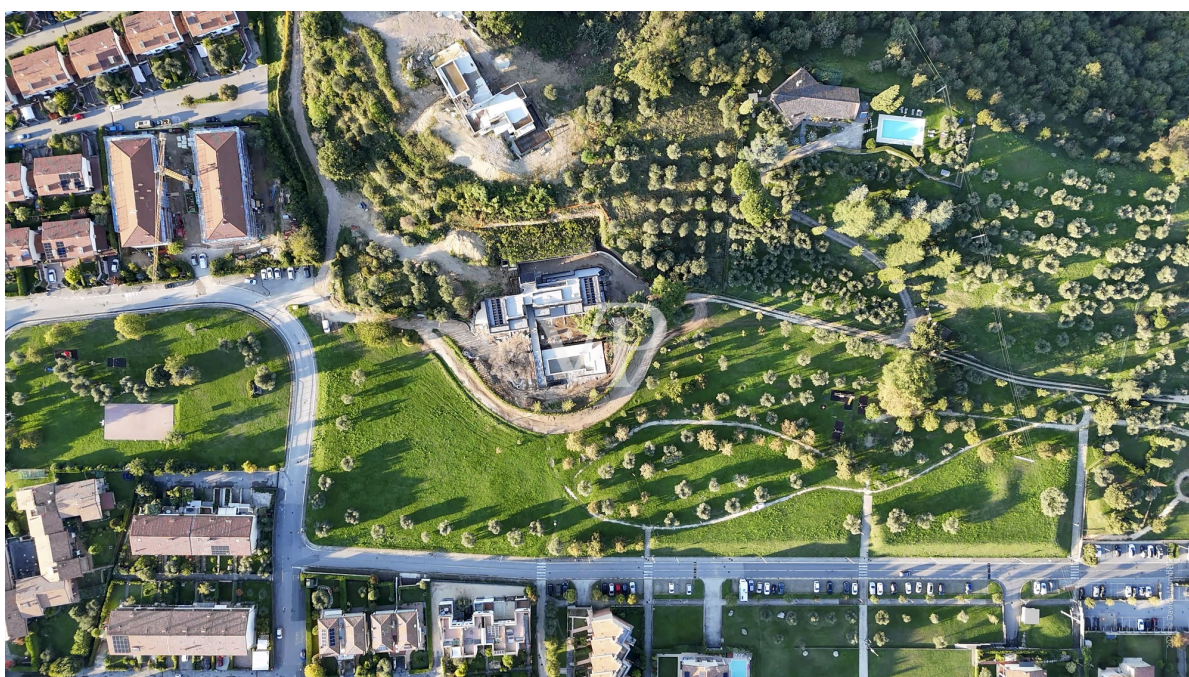
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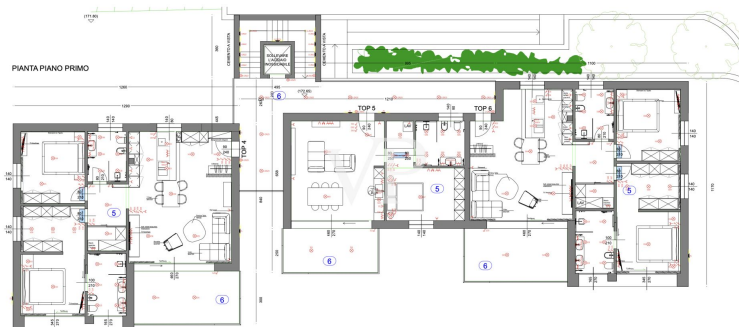
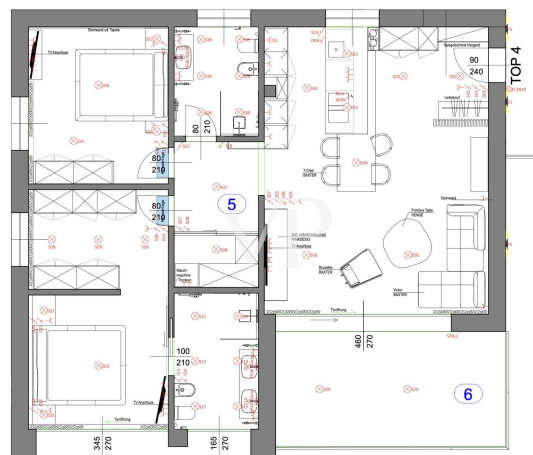
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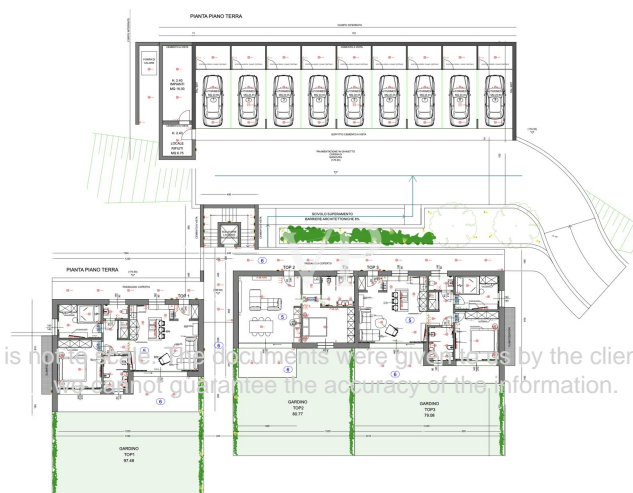
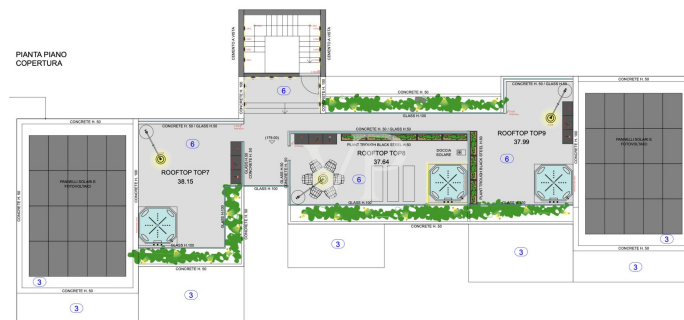
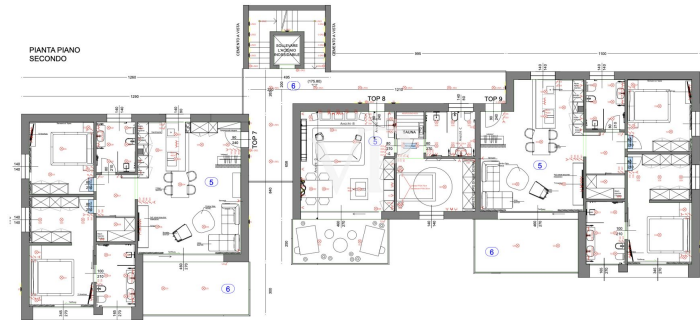
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## Floor plans





This floor plan is not a 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

We present an exclusive modern apartment nearing completion, located within an elegant building of only 9 units, equipped with a swimming pool and garden. This refined apartment is the result of meticulous design, with high quality materials selected from the most prestigious brands, such as Flos and Edra, for a perfect balance between aesthetics and functionality. Energy efficiency is guaranteed thanks to the installation of photovoltaic systems and the most advanced technologies, ensuring low running costs and a high level of comfort. Key features of the apartment include: - Two double bedrooms complete with walk-in closets - Two modern and finely furnished bathrooms - Large living area with open kitchen, ideal for conviviality - A terrace perfect for relaxing moments In addition, the apartment offers parking options: the garage is available for € 30,000, and there are three uncovered parking spaces for shared use. The possibility of access to an area with a relaxation zone and a lake view of the picturesque Gulf of Salò is an unparalleled opportunity. Do not miss the opportunity to live in this exclusive corner of Lake Garda. Contact us to discover your new home and book a viewing.

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## All about the location

Brief history. The name Salò has no clear derivation. Some sources trace it to the name of an Etruscan queen, Salodia; others connect it to a lucumon named Saloo; still others to the Latin term "salodium," which indicated the halls and rooms with which the lakeside villas of Roman times were rich. This town became famous in 1943 when the Italian Social Republic, also known as the Republic of Salò, was founded here. The Foreign Ministry office that issued the Republic's press releases was located here, even though formally the capital was Rome.

Location and climate The municipality of Salò, overlooking the gulf of the same name on Lake Garda, is enclosed to the west and south by the Morenic Hills and to the north by Mount San Bartolomeo. The hamlet of Barbarano is the only one located outside the gulf, but this extends along the coast at the foot of the mountain to the north, bordering Gardone Riviera. The climate is mild all year round and very comfortable. On wonderful spring days one can witness the triumph of nature in bloom, in summer the light breeze mitigates the high temperatures, autumn offers enchanting sunny days, and even in winter the temperatures remain pleasant.

Natural beauties in the surroundings Garda Island, the largest island on the entire Lake Garda, belongs to the municipality of San Felice del Benaco. On the island is the luxurious palace of the Cavazza family, surrounded by beautiful Italian gardens and a rich forest composed of cypresses, acacias, and pines. Guided tours of this breathtaking island are organized with the Cavazza family between April and October. Feel the heavenly atmosphere of this small island on your skin. The Heller Botanical Garden and the Vittoriale degli Italiani are popular destinations for visitors from all over the world. The mountains above, by the way easily accessible on foot, offer breathtaking scenery.

Garda's culinary arts Various are the excellent restaurants in the area but the most renowned are :Lido 84 (starred restaurant), Il Benaco, L'orologio, Le Rose and excellent pizzerias.

Lake Garda sports Lake Garda is known for water sports, first and foremost sailing with the important regattas that take place every year in the Benaco waters, but also wakeboarding (water skiing), kitesurfing, windsurfing, canoeing, snorkeling, not forgetting the hottest water sport of the moment: stand up paddling (SUP). Thrill-seekers can experience the thrill of hang gliding and paragliding from the top of Mount Spino and Mount Baldo. Several golf courses can be reached within 10 km, Arzaga, Garda and Colombaro. Walks on foot, bicycle or horseback will make your experiences magical, there are more than 100 km of bicycle paths going from the lakeside to hillside trails. For snow lovers, the prestigious resort of Madonna di Campiglio can be reached in just under two hours by car.

Public and private ports - Port of Salò (public and private) - Port of Portese (public and private) - Port of San Felice (public) - Port of Torchio - Manerba del Garda (private) - Port of Gardone Riviera (public and private) Beaches Salò and surroundings Spiaggia delle

Rive. Mulino Beach and Mokai Beach. Bau Beach in Salò Rive Grandi beach in Barbarano. Rimbalzello Beach. For the little ones and beyond. 10 amusement parks not to be missed on Lake Garda ; smiles , fun, carefree family vacation....Gardaland Park, Gardaland Sea Life Aquarium, Caneva Aquapark, Movieland: The Hollywood Park, Medieval Times, the Knights Rodeo, Busatte Adventure, Parco Natura Viva, Parco Giardino Sigurtà, Elias Adventure Park, Jungle Adventure Park in addition to public and private parks where you can admire all types of native flowers.



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## Contact partner

For further information, please contact your contact person:

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