

Lazise – Gardasee

**CODICE OGGETTO: IT244921075\_1**



**SUPERFICIE NETTA: ca. 78,75 m<sup>2</sup> • VANI: 3**

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## A colpo d'occhio

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Superficie netta	ca. 78,75 m <sup>2</sup>
DISPONIBILE DAL	Previo accordo
Vani	3
Camere da letto	2
Bagni	1
Anno di costruzione	2024

Appartamento	Piano terra
Compenso di mediazione	subject to commission
Superficie lorda	ca. 98 m <sup>2</sup>
Caratteristiche	Terrazza, Piscina

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## Dati energetici

Riscaldamento	Pompa di calore idraulica/pneumatica	Certificazione energetica	Diagnosi energetica
CERTIFICAZIONE ENERGETICA VALIDO FINO A	22.01.2034	Classe di efficienza energetica	A+
Fonte di alimentazione	Pompa di calore idraulica/pneumatica		

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## La proprietà





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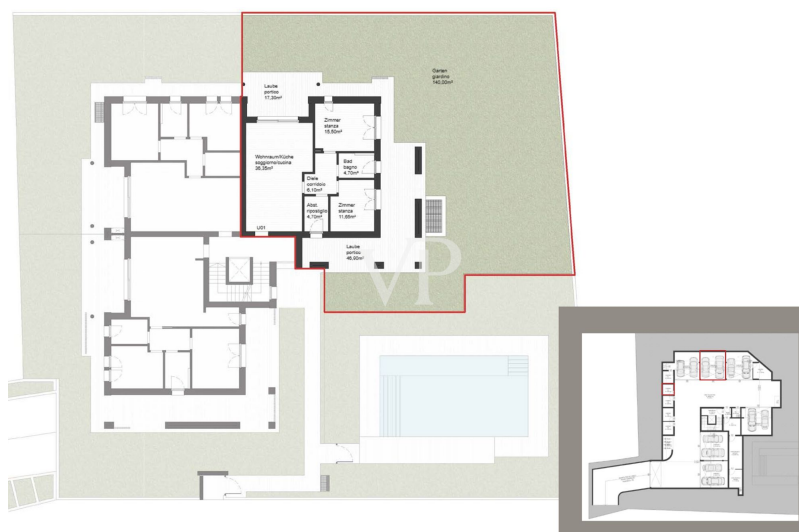
## La proprietà



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## Planimetrie





Questa pianta non è in scala. I documenti ci sono stati dati dal cliente. Per questo motivo, non possiamo garantire la precisione delle informazioni.



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## Una prima impressione

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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## Dettagli dei servizi

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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## Tutto sulla posizione

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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## Partner di contatto

Per ulteriori informazioni, si prega di contattare la persona di riferimento:

Christian Weissensteiner

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