

Malcesine

# Spacious Attico Apartment with Lake View in the Heart of Malcesine

Property ID: IT244921424



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**PURCHASE PRICE: 550.000 EUR • LIVING SPACE: ca. 124 m<sup>2</sup> • ROOMS: 5**

**Property ID: IT244921424 - 37018 Malcesine**

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## At a glance

<b>Property ID</b>	<b>IT244921424</b>	<b>Purchase Price</b>	<b>550.000 EUR</b>
<b>Living Space</b>	<b>ca. 124 m<sup>2</sup></b>	<b>Type</b>	<b>Apartment</b>
<b>Floor</b>	<b>3</b>	<b>Commission</b>	<b>Onder voorbehoud van commissie</b>
<b>Rooms</b>	<b>5</b>	<b>Total Space</b>	<b>ca. 133 m<sup>2</sup></b>
<b>Bedrooms</b>	<b>3</b>	<b>Usable Space</b>	<b>ca. 124 m<sup>2</sup></b>
<b>Bathrooms</b>	<b>1</b>	<b>Equipment</b>	<b>Terrace, Fireplace, Balcony</b>

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## Energy Data

Energy Source	<b>Gas</b>	Energy Certificate	<b>Energy demand certificate</b>
Energy certificate valid until	<b>31.03.2035</b>	Final Energy Demand	<b>180.00 kWh/m<sup>2</sup>a</b>
		Energy efficiency class	<b>G</b>

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## The property



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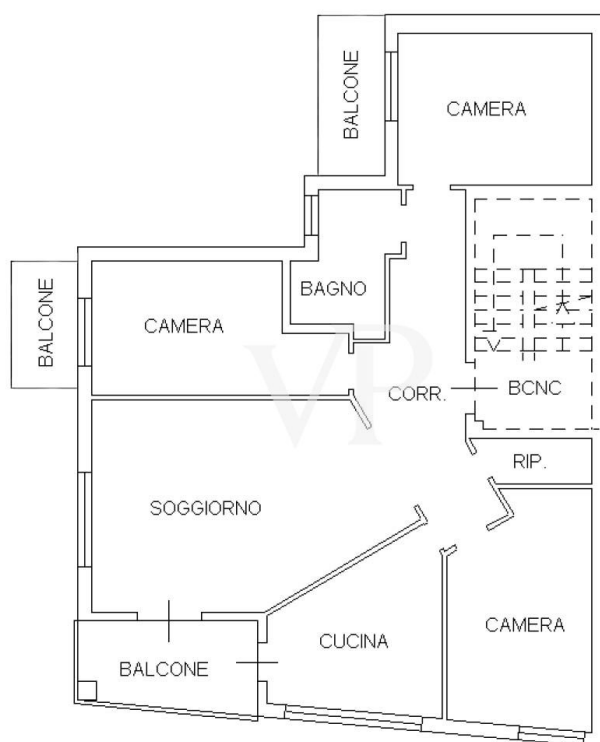
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## Floor plans



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 the heart of Malcesine, just a few steps from the shores of Lake Garda, we present a rare opportunity: a spacious four-room apartment occupying the entire top floor of a building with only three units – offering maximum privacy and exclusivity.

**Key features of the apartment:**

- Prime location:** Nestled in a quiet side street in the centre, it offers the convenience of having the beach, the lakeside promenade, and all services and amenities just a short walk away.
- Generous space and brightness:** Built in the 1970s, the property is in good condition and boasts large, well-distributed rooms.
- The apartment impresses with a functional and harmonious layout.** The separate kitchen and the living room both open onto a stunning panoramic terrace – the perfect spot to enjoy views of Lake Garda, the Scaliger Castle, and Monte Baldo. The spacious, light-filled living room forms the heart of the home, ideal for relaxing and entertaining.

The property includes three bedrooms, a large hallway, a bathroom with window, a terrace, two balconies, a storage room, two cellars, and a shared understairs storage area.

**Additional advantages of the apartment:**

- Small residential complex with only three units and low condominium fees.**
- Independent heating:** Gas boiler (methane) for efficient, self-managed heating.
- The exclusivity of an entire panoramic top floor, generous living spaces, a private terrace, and breathtaking views make this property perfect as a primary residence, a holiday home, or a valuable investment.**

**We are at your disposal for more information or to arrange a viewing!**

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## **Details of amenities**

**It is possible to request a convenient parking subscription through the local municipality, with parking spaces available just a short distance from the property.**

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## **All about the location**

**Malcesine captivates with its unique atmosphere: the historic centre, with its narrow cobbled streets, picturesque little squares, and typical Italian charm, invites you to stroll and relax in a renowned and historic setting.**

**The famous Scaliger Castle, the modern cable car, and the impressive Monte Baldo make Malcesine truly a jewel of Lake Garda.**

**For water sports enthusiasts, Malcesine offers numerous beaches and a variety of activities such as sailing, surfing, kitesurfing, and paragliding – or simply the pleasure of relaxing by the lakeshore.**

**Nature lovers can easily reach Monte Baldo via the modern cable car, located just a few steps from the property – a true paradise for hikers and those seeking relaxation, offering breathtaking panoramic views.**

**Malcesine is the ideal place for those who wish to experience an authentic Italian lifestyle, appreciate cultural variety, and enjoy a relaxed atmosphere.**

**Your new property represents not only a beautiful home but also an extraordinary opportunity to fully embrace the true "Dolce Vita" on Lake Garda.**

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## Contact partner

**For further information, please contact your contact person:**

**Christian Weissensteiner**

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*To the Disclaimer of von Poll Immobilien GmbH*

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