

Lazise – Gardasee

## Ca' Gioia - Exclusive retreat near the heart of Lazise

Property ID: IT254921978



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

**PURCHASE PRICE: 1.950.000 EUR • LIVING SPACE: ca. 168,9 m<sup>2</sup> • ROOMS: 4 • LAND AREA: 309 m<sup>2</sup>**

Property ID: IT254921978 - 37017 Lazise – Gardasee

- At a glance
- The property
- Energy Data
- Floor plans
- A first impression
- Details of amenities
- All about the location
- Contact partner

Property ID: IT254921978 - 37017 Lazise – Gardasee

## At a glance

|                      |                          |
|----------------------|--------------------------|
| Property ID          | IT254921978              |
| Living Space         | ca. 168,9 m <sup>2</sup> |
| Rooms                | 4                        |
| Bedrooms             | 3                        |
| Bathrooms            | 4                        |
| Year of construction | 2024                     |
| Type of parking      | 2 x Garage               |

|                |                        |
|----------------|------------------------|
| Purchase Price | 1.950.000 EUR          |
| Commission     | Subject to commission  |
| Total Space    | ca. 265 m <sup>2</sup> |
| Usable Space   | ca. 295 m <sup>2</sup> |
| Equipment      | Terrace, Swimming pool |

Property ID: IT254921978 - 37017 Lazise – Gardasee

## Energy Data

|                                |                        |                         |                           |
|--------------------------------|------------------------|-------------------------|---------------------------|
| Type of heating                | Underfloor heating     | Energy Certificate      | Energy demand certificate |
| Energy Source                  | Air-to-water heat pump | Final Energy Demand     | 30.00 kWh/m²a             |
| Energy certificate valid until | 20.03.2034             | Energy efficiency class | A                         |
| Power Source                   | Air-to-water heat pump |                         |                           |

Property ID: IT254921978 - 37017 Lazise – Gardasee

## The property



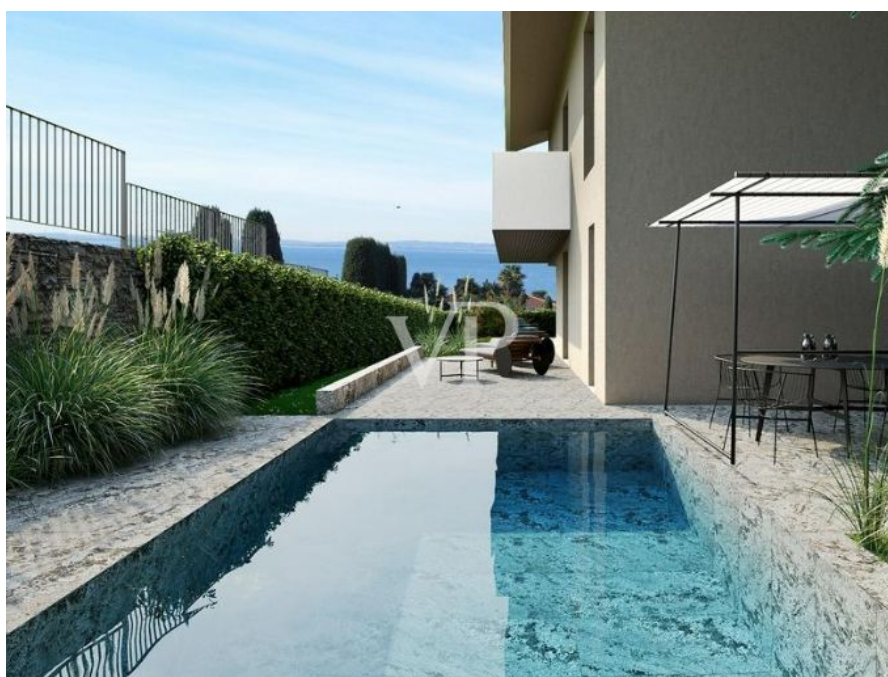
Property ID: IT254921978 - 37017 Lazise – Gardasee

## The property



Property ID: IT254921978 - 37017 Lazise – Gardasee

## The property



Property ID: IT254921978 - 37017 Lazise – Gardasee

## The property



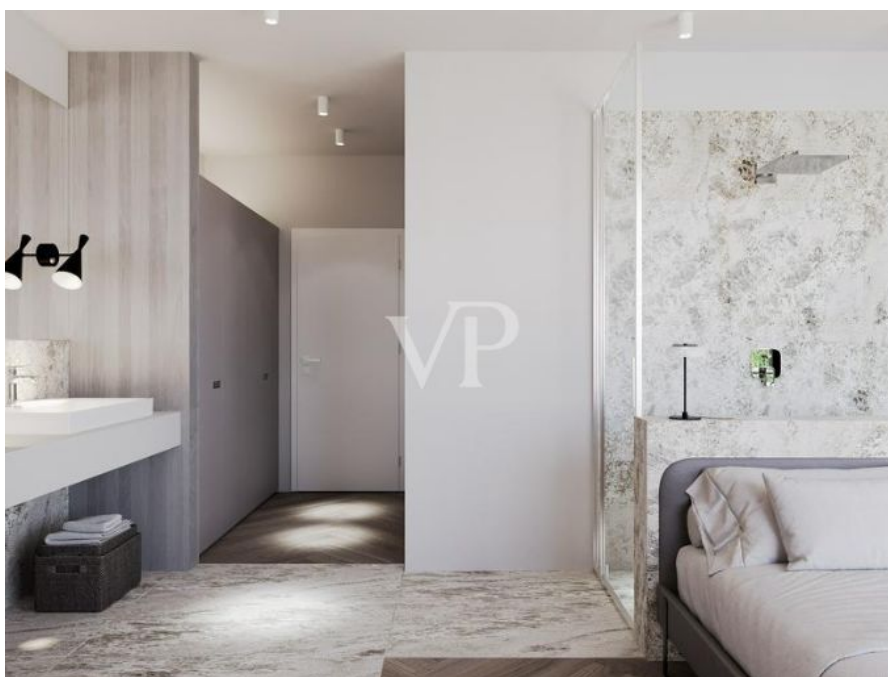
Property ID: IT254921978 - 37017 Lazise – Gardasee

## The property



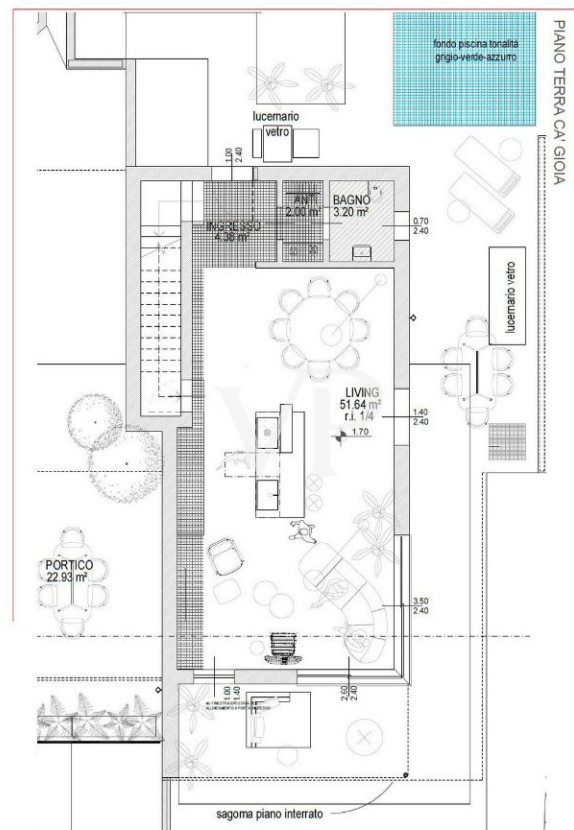
Property ID: IT254921978 - 37017 Lazise – Gardasee

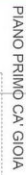
## The property

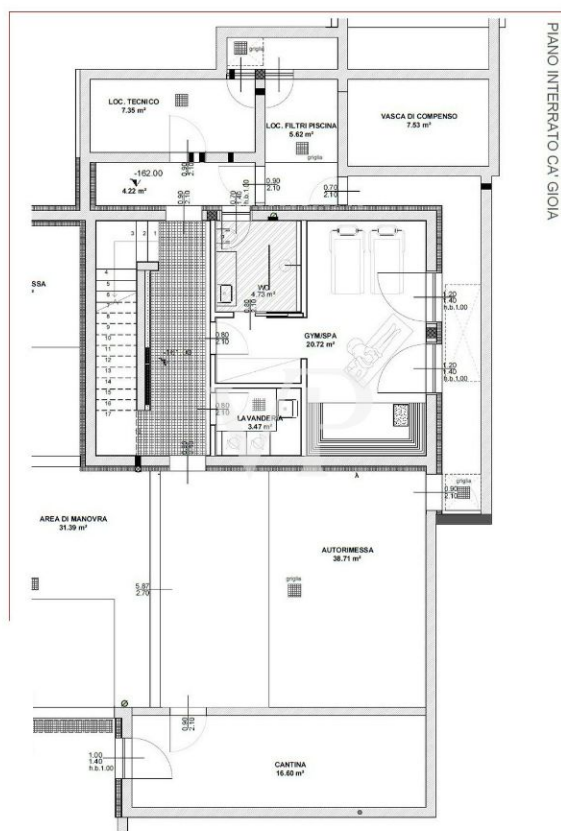


**Property ID: IT254921978 - 37017 Lazise – Gardasee**

## 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.

Property ID: IT254921978 - 37017 Lazise – Gardasee

## A first impression

Welcome to an oasis of peace and comfort, just a few steps away from the lively beauty of the historic center of Lazise. Ca' Gioia is more than just a home - it is a unique retreat, nestled in a harmonious landscape that promises privacy and relaxation. Imagine how, after a short walk, you can reach the charming cobbled streets of the old town, with its medieval flair, artisan stores and authentic restaurants. You can reach the shores of Lake Garda just as quickly, where a picturesque promenade with views of the glistening water and the mountains beyond awaits you.

This property combines the elegance of a modern building with the warmth and beauty of nature. Surrounded by a well-tended garden and equipped with its own heated swimming pool, you will experience a lifestyle characterized by harmony and enjoyment all year round. Let yourself be pampered by the warm rays of the sun on your terrace or enjoy the wonderful sight of a sunset over the lake, whose colorful splendor will beguile your senses. The extraordinary attention to detail in the design makes Ca' Gioia a place where every moment is precious.

Here, just 500 meters from the vibrant center of Lazise, the tranquillity of private living and the proximity to the amenities of one of the most charming towns on Lake Garda merge to create a unique quality of life.

Property ID: IT254921978 - 37017 Lazise – Gardasee

## Details of amenities

The property is spread over three levels, designed to offer functional spaces of great elegance. The basement houses a large private two-car garage, as well as a versatile room ideal for creating a wellness area, gym or games room, and a convenient laundry room.

On the ground floor is a bright open-plan living room with a modern kitchen island, enhanced by a large corner window that provides spectacular views of the lake. The adjacent terrace is perfect for outdoor dining, enveloped in the warm colors of the sunset. The garden surrounding the house hosts a beautiful heated pool lined with porcelain tiles, where you can relax in the sun or sip a drink in total relaxation.

The second floor is dedicated to the sleeping area, consisting of three bedrooms. The master suite, with private bathroom and exclusive terrace, offers a breathtaking view of the lake, turning every awakening into a magical moment.

Property ID: IT254921978 - 37017 Lazise – Gardasee

## All about the location

The location of Ca' Gioia is simply incomparable. Situated in the middle of a quiet residential area, you can easily reach the historic center of Lazise with all its attractions on foot or by bike. The characteristic old town with its medieval walls, narrow streets and numerous small stores and restaurants offers a lively atmosphere that reflects the charm of Italy in its purest form.

The sandy beaches of Lake Garda are just a five-minute walk away, inviting you to relax under a parasol or take a boat trip. From the water, you can experience the surrounding villages and their enchanting landscape from a whole new perspective.

Thanks to its proximity to the Affi (A22) and Peschiera del Garda (A4) highway exits, the property is also an ideal starting point for excursions in the surrounding area. Whether you want to discover the region's amusement parks, the hiking trails of Monte Baldo or the picturesque paths of Lessinia - everything is within easy reach. Here, the beauty of Lake Garda is combined with a wealth of leisure activities and an incomparable quality of life.

Property ID: IT254921978 - 37017 Lazise – Gardasee

## Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

---

Largo Dante Alighieri, n.3, 25087 Salò

Tel.: +39 0365 690596

E-Mail: [salo@von-poll.com](mailto:salo@von-poll.com)

*To the Disclaimer of von Poll Immobilien GmbH*

---

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