

Castion Veronese – Veneto

Building plot with approved project in Castion Veronese - your investment opportunity on Lake Garda!

Property ID: IT254152328



www.von-poll.it

PURCHASE PRICE: 1.500.000 EUR • LIVING SPACE: ca. 530 m² • LAND AREA: 935 m²

Property ID: IT254152328 - 37010 Castion Veronese – Veneto

- At a glance
- The property
- A first impression
- All about the location
- Contact partner

Property ID: IT254152328 - 37010 Castion Veronese – Veneto

At a glance

Property ID	IT254152328	Purchase Price	1.500.000 EUR
Living Space	ca. 530 m²	Commission	subject to commission

Property ID: IT254152328 - 37010 Castion Veronese – Veneto

The property



Property ID: IT254152328 - 37010 Castion Veronese – Veneto

The property



Property ID: IT254152328 - 37010 Castion Veronese – Veneto

The property



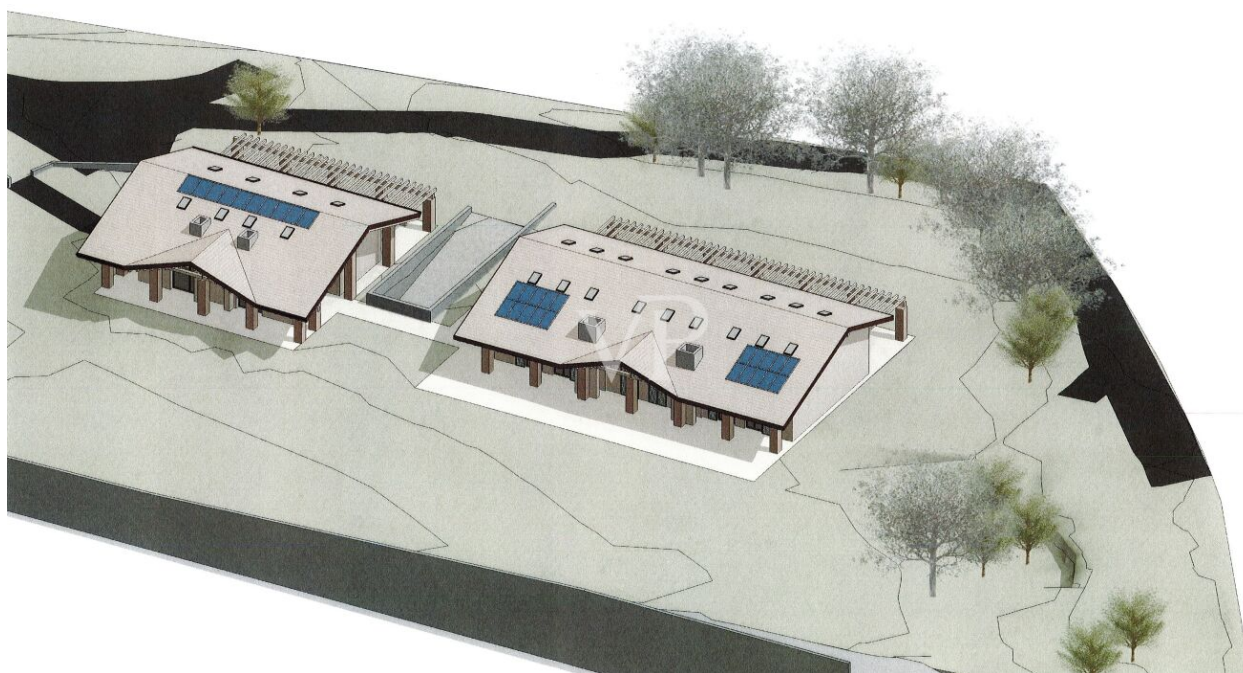
Property ID: IT254152328 - 37010 Castion Veronese – Veneto

The property



Property ID: IT254152328 - 37010 Castion Veronese – Veneto

The property



Property ID: IT254152328 - 37010 Castion Veronese – Veneto

A first impression

Castion Veronese - Costermano del Garda

In a quiet and panoramic position, immersed in the morainic hills of the Garda hinterland, we offer for sale a building plot with project already approved for a total cubic capacity of 935 cubic meters. The locality of Castion Veronese, a hamlet of Costermano del Garda, is renowned for its quality of life, its proximity to the lake and its valuable landscape setting.

In its current state, a villa has already been built to the complete shell with roof (326 cubic meters), articulated as follows:

- Ground floor: living room with kitchen of 55 sq m, two double bedrooms (16 sq m), one single bedroom (10 sq m) and two bathrooms.
- Attic: large room of 115 sq.m. with eight velux that provide excellent natural light.
- Basement floor: garage of 64 sqm, cellar of 63 sqm and tavern of 66 sqm.

Exterior: four parking spaces covered by pergola.

The project also includes the construction of three townhouses (not yet built), each composed as follows:

- Ground floor: living room with kitchen of 35 sq m, a double bedroom (14 sq m), a single bedroom (10 sq m) and a bathroom.
- Attic: large room of 65 sq m with six velux, bright and versatile.
- Basement: possibility of design variant for swimming pool and basement rooms.

An interesting opportunity both for those who want to complete the villa already built, and for investors and builders willing to develop the whole residential project, in a valuable context a few minutes from Lake Garda.

Property ID: IT254152328 - 37010 Castion Veronese – Veneto

All about the location

Castion Veronese is a picturesque district of the municipality of Costermano sul Garda in the province of Verona (Veneto) and is located just a few kilometers from the eastern shore of Lake Garda. Nestled in a peaceful, green hilly landscape, Castion Veronese offers an ideal combination of natural beauty, authentic Italian flair and excellent quality of life.

The charming village impresses with its well-kept historic buildings, small churches, narrow streets and a harmonious village community. It also boasts a strategically favorable location: the well-known towns of Garda and Bardolino as well as the lake itself can be reached in just a few minutes by car. The cultural city of Verona is also only around 30 kilometers away and offers a wide range of cultural, culinary and economic opportunities.

Castion Veronese is particularly popular with people who value peace and privacy without wanting to compromise on good connections and tourist infrastructure. Whether as a permanent residence, an exclusive retreat or a stylish second home, Castion Veronese offers the perfect setting for sophisticated living in one of the most beautiful regions of northern Italy.

Property ID: IT254152328 - 37010 Castion Veronese – Veneto

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

To the Disclaimer of von Poll Immobilien GmbH

www.von-poll.com