

Lazise

# Ca' Gioia - An exclusive retreat in the heart of Lazise

Property ID: IT254922458



[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>**

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## At a glance

|                      |                          |
|----------------------|--------------------------|
| Property ID          | IT254922458              |
| 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 |

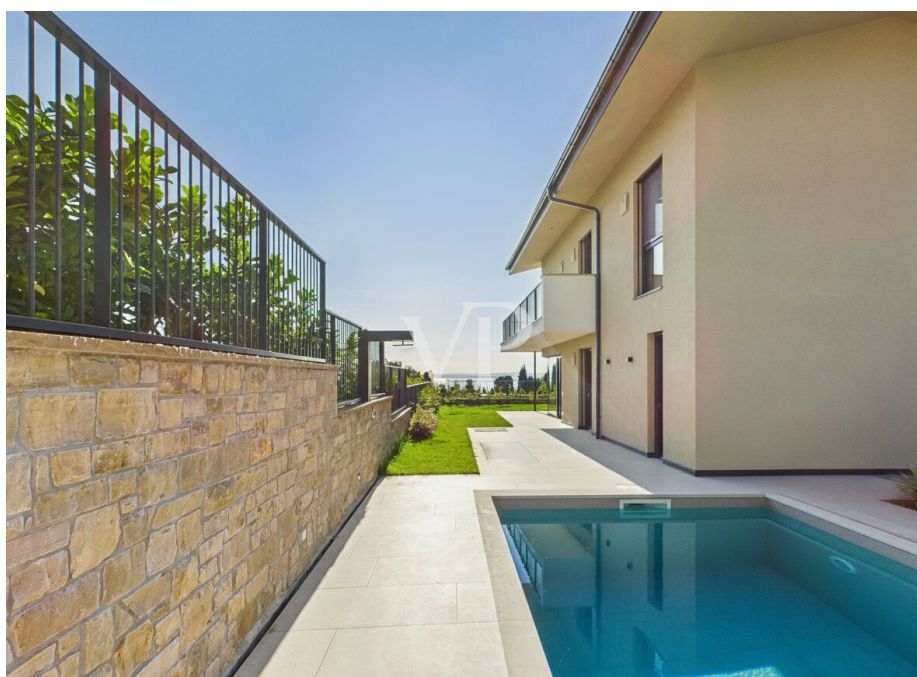
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## Energy Data

|                                |                        |                         |                           |
|--------------------------------|------------------------|-------------------------|---------------------------|
| 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 |                         |                           |

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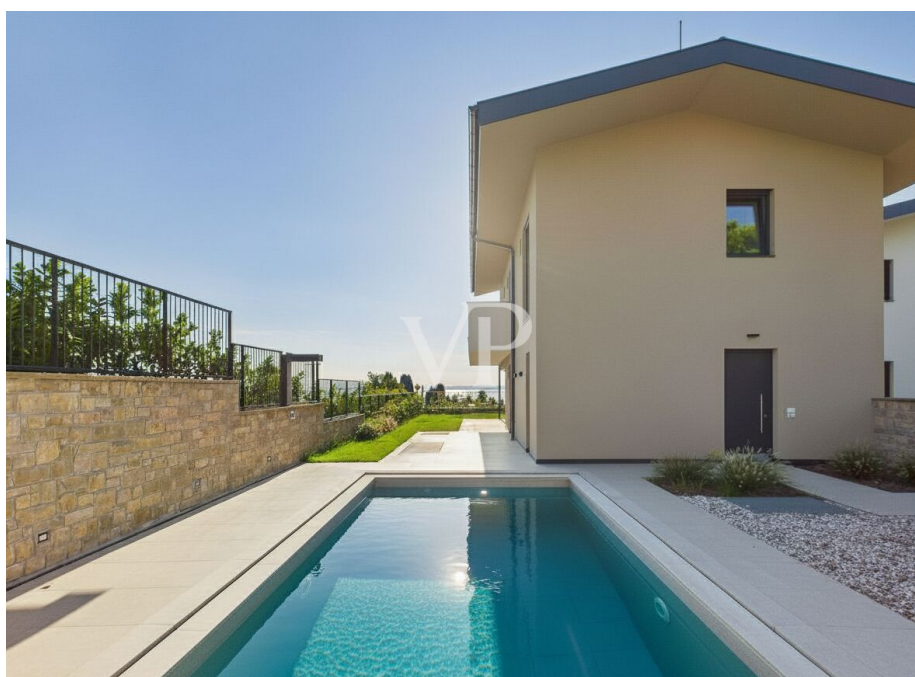
## The property





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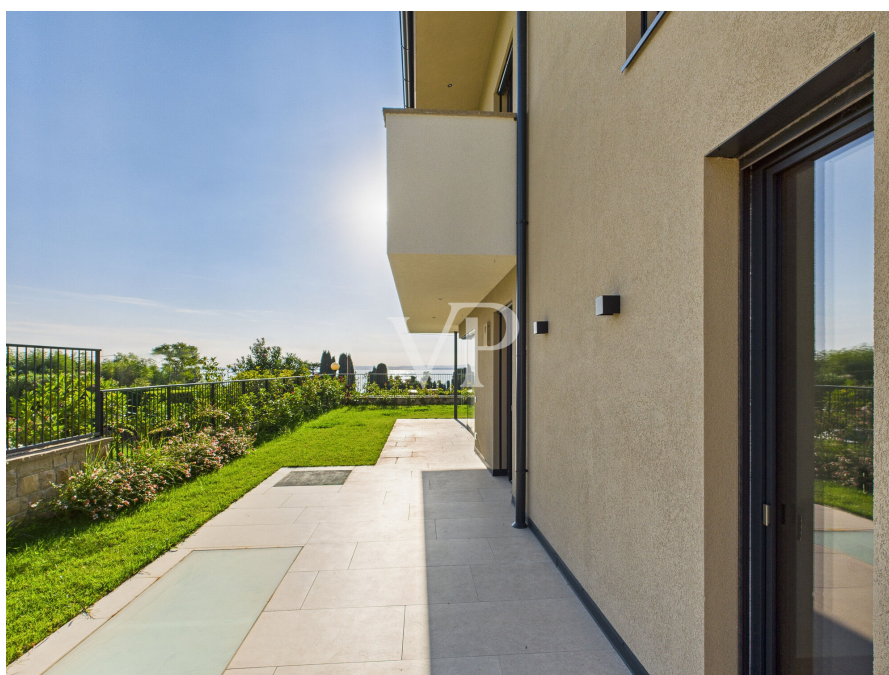
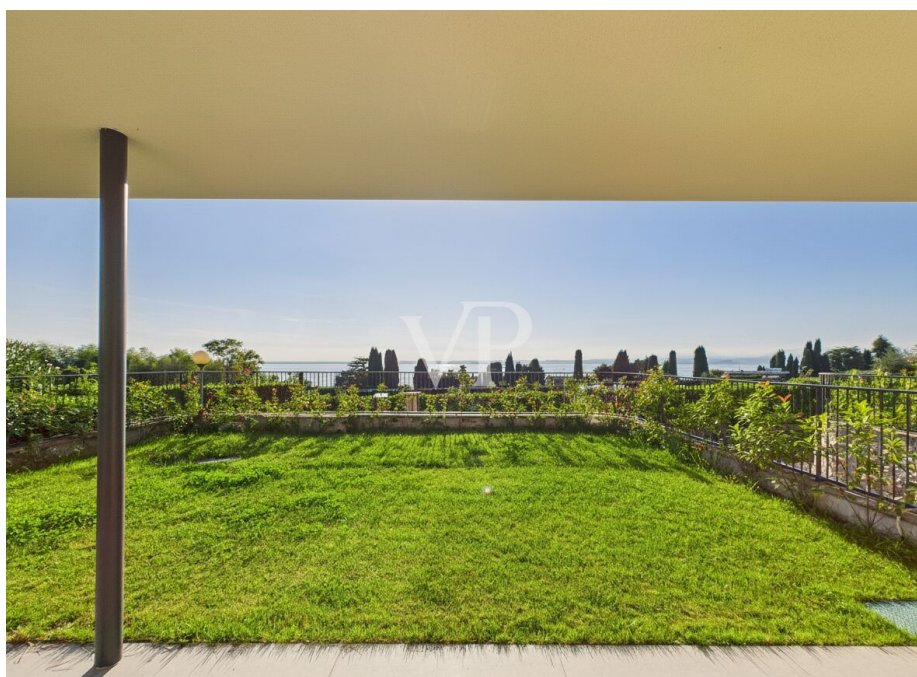
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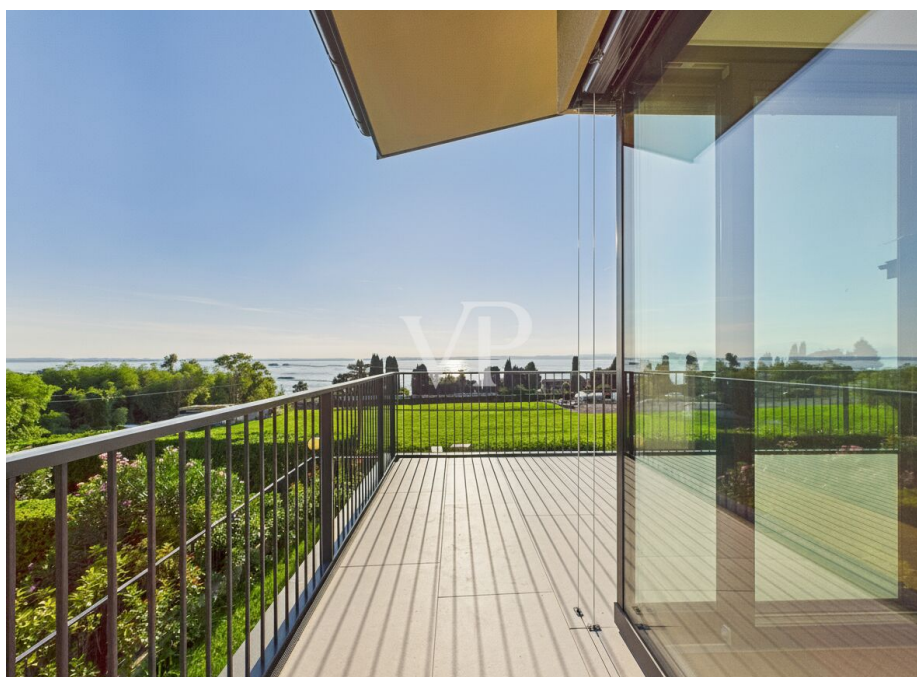
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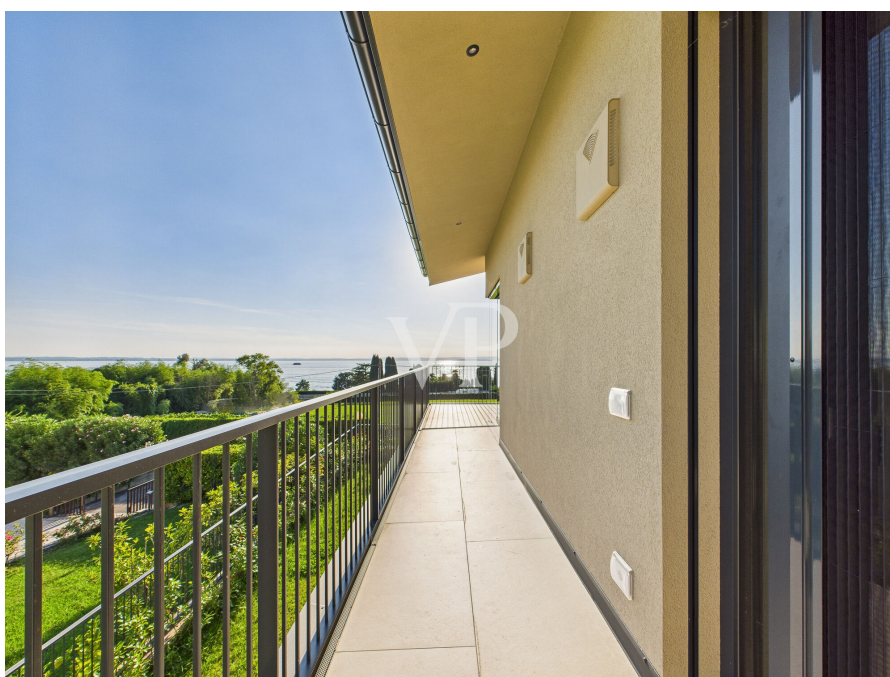
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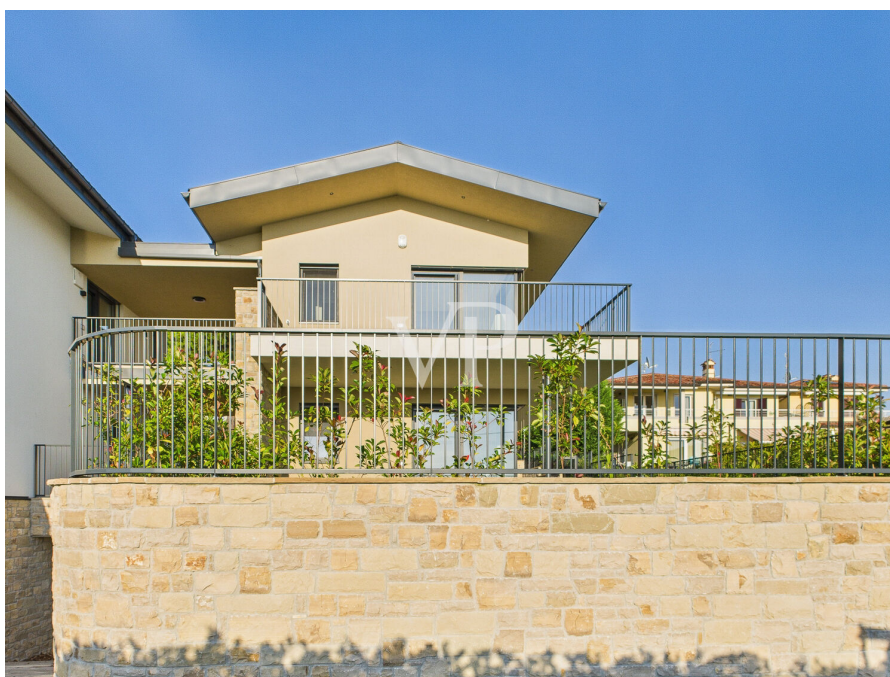
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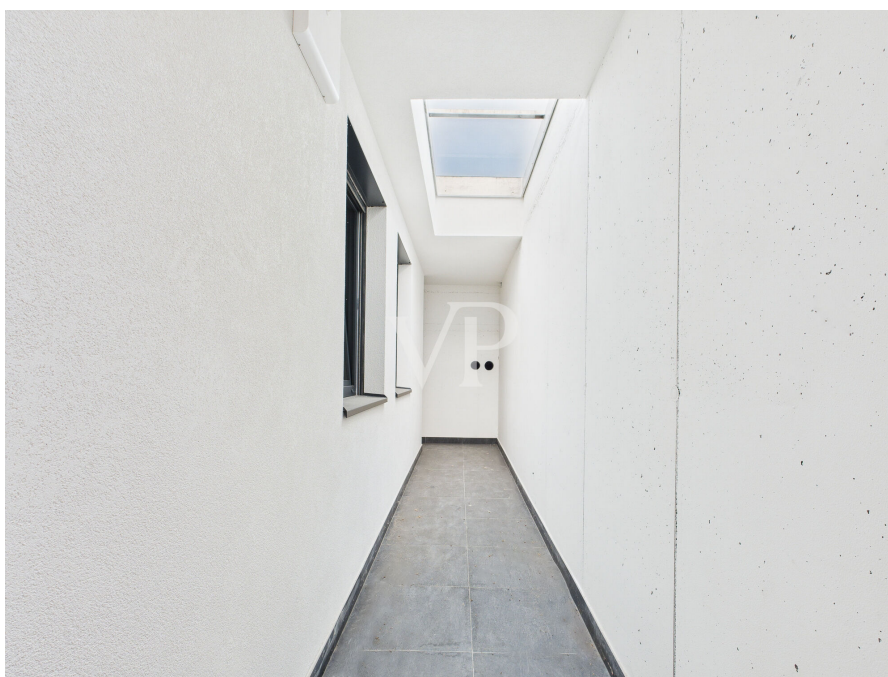
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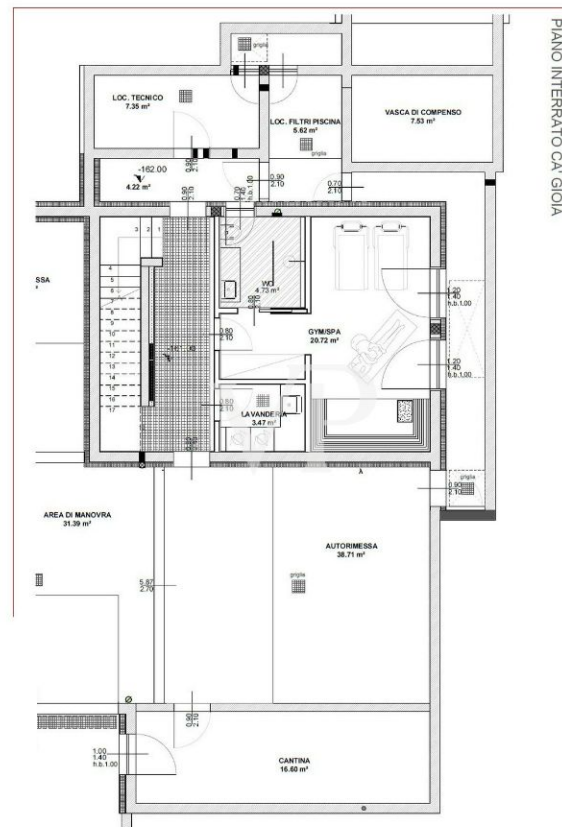
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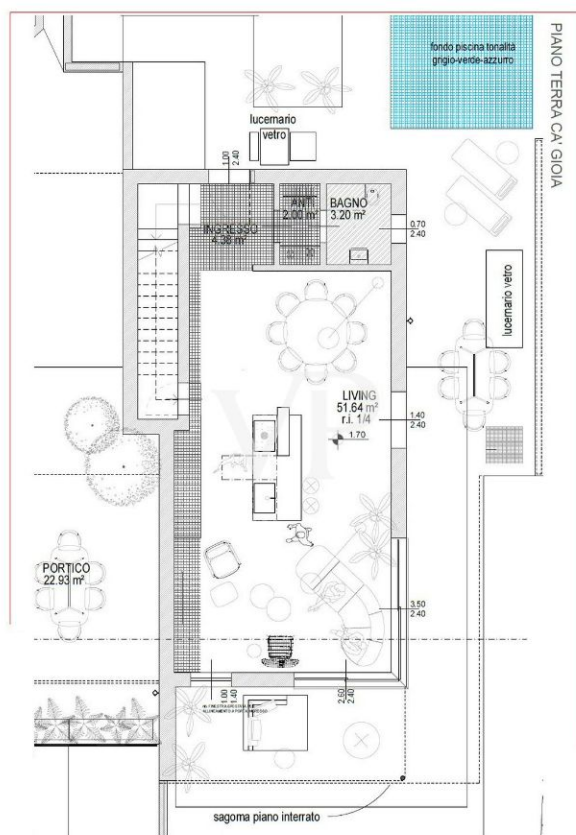
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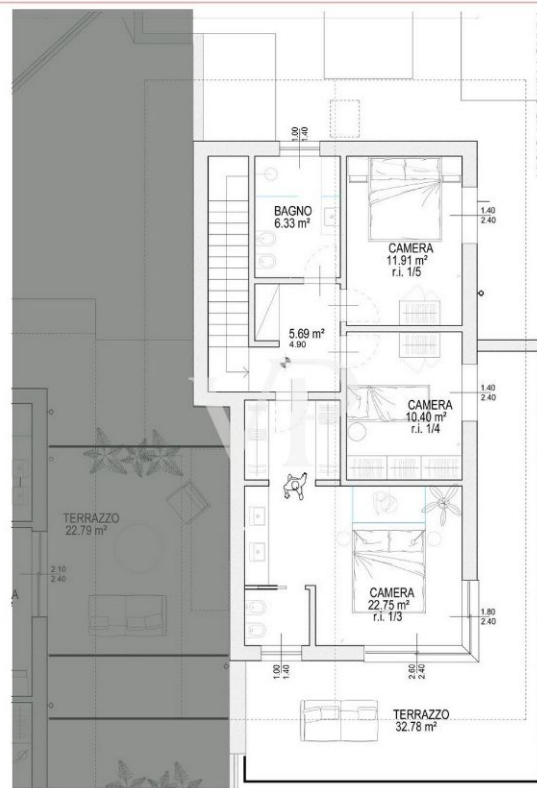
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## Floor plans









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## A first impression

Welcome to a place where tranquility meets the charm of Lake Garda. Just a short walk from the lively historic center of Lazise, Ca' Gioia is more than just a home: it is an exclusive retreat designed to offer comfort, elegance and a refined lifestyle. Imagine yourself strolling along the characteristic cobblestone streets of the medieval village, among artisan stores, typical restaurants and an atmosphere that will make you fall in love at every turn. Just minutes away, the beautiful lakefront promenade will give you breathtaking views of the lake and surrounding mountains.

Ca' Gioia is a modern residence that combines contemporary design and fine details with the natural beauty of the surrounding landscape. Surrounded by a manicured garden and enhanced by a heated swimming pool, it is the perfect place to enjoy every season. Imagine relaxing on the terrace while the sky is tinged with the colors of the sunset or experiencing unforgettable moments by the pool with friends and family. Attention to every detail makes Ca' Gioia a unique abode, where every day is transformed into an extraordinary experience.

Just 500 meters from the center of Lazise, this residence offers a rare combination of privacy, tranquility and direct access to the area's best attractions.

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## 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.



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## All about the location

Ca' Gioia is ideally located in a quiet but conveniently accessible area, just a short walk from the historic center of Lazise. This unique village, with its medieval walls, narrow streets and lively squares, is a place where tradition and modernity blend harmoniously. Among craft stores, typical restaurants and cozy places, every visit becomes an authentic experience.

In a few minutes' walk you can reach the lake's sandy beaches, perfect for relaxing or setting off by boat to discover the picturesque villages that line the shores.

Thanks to its proximity to the Affi (A22) and Peschiera del Garda (A4) highway exits, this property is also an ideal starting point for exploring the surrounding area. Whether you want to visit the area's amusement parks, hike Mount Baldo, or discover the unspoiled landscapes of Lessinia, everything is at your fingertips. Here, the beauty of Lake Garda is combined with endless recreational opportunities, offering an unparalleled quality of life.

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## Contact partner

For further information, please contact your contact person:

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