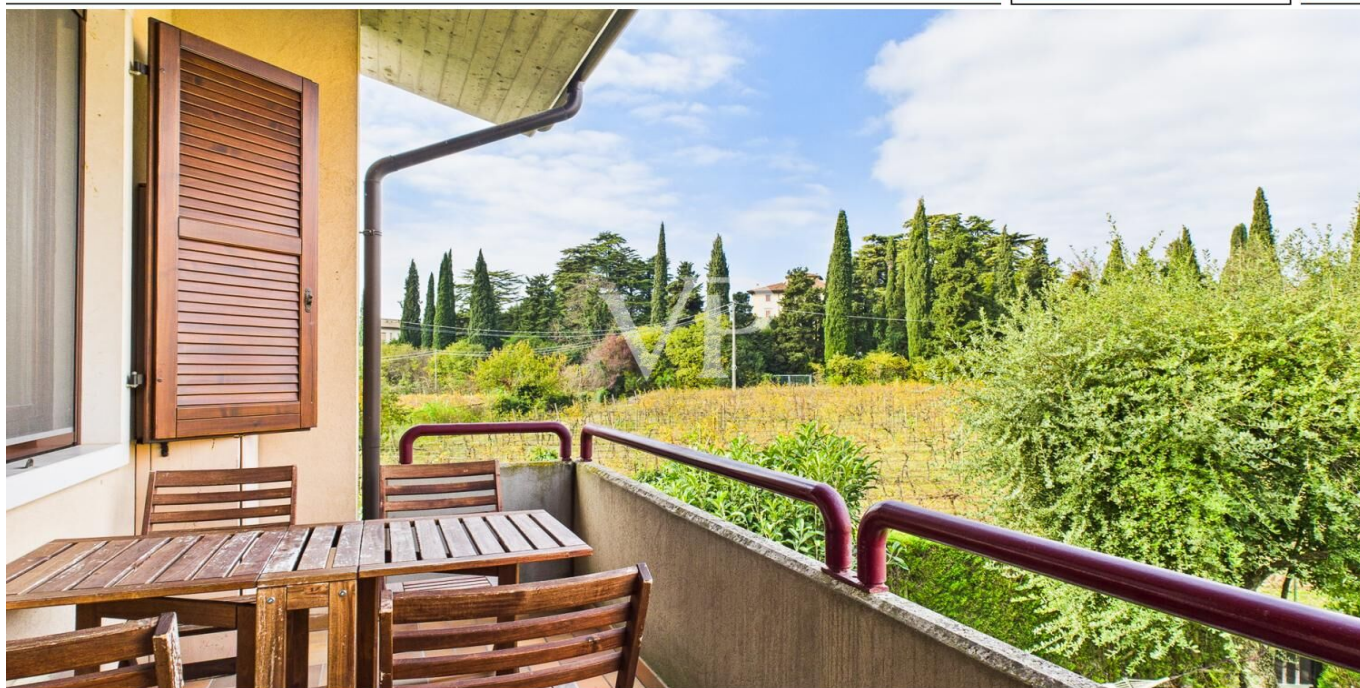


Cola' Di Lazise – Lazise

## Colà di Lazise - Elegant three-room apartment with pool and panoramic view

Property ID: IT254152572



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

PURCHASE PRICE: 385.000 EUR • LIVING SPACE: ca. 83 m<sup>2</sup> • ROOMS: 3

Property ID: IT254152572 - 37017 Cola' Di Lazise – Lazise

- At a glance
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Property ID: IT254152572 - 37017 Cola' Di Lazise – Lazise

## At a glance

Property ID	IT254152572
Living Space	ca. 83 m²
Available from	13.11.2025
Floor	1
Rooms	3
Bedrooms	2
Bathrooms	1
Year of construction	1993
Type of parking	1 x Garage

Purchase Price	385.000 EUR
Commission	Subject to commission
Total Space	ca. 104 m²
Usable Space	ca. 89 m²
Equipment	Terrace, Swimming pool, Balcony

Property ID: IT254152572 - 37017 Cola' Di Lazise – Lazise

## Energy Data

Type of heating	Single-storey heating system	Energy Certificate	Energy demand certificate
Energy Source	Alternative	Final Energy Demand	222.52 kWh/m²a
Energy certificate valid until	26.02.2020	Energy efficiency class	F
		Year of construction according to energy certificate	1993

Property ID: IT254152572 - 37017 Cola' Di Lazise – Lazise

## The property





Property ID: IT254152572 - 37017 Cola' Di Lazise – Lazise

## The property



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## The property





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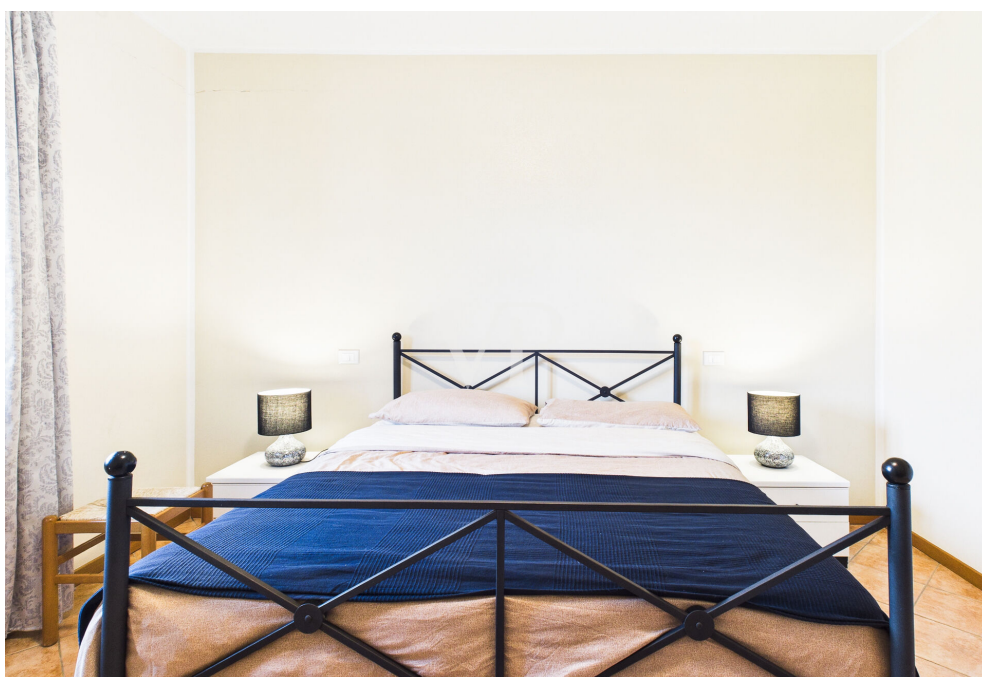
## The property





Property ID: IT254152572 - 37017 Cola' Di Lazise – Lazise

## The property



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## The property



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## The property





Property ID: IT254152572 - 37017 Cola' Di Lazise – Lazise

## 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: IT254152572 - 37017 Cola' Di Lazise – Lazise

## A first impression

Colà di Lazise - Elegant three-room apartment with swimming pool and panoramic view  
In the heart of the renowned spa town of Colà di Lazise, in a quiet residential area a few minutes from Lake Garda and the famous Terme di Colà, there is this refined apartment on the second floor, included in the prestigious residence "Le Tende". The property enjoys a suggestive view of vineyards and cypresses, giving an atmosphere of quiet and natural beauty. The location is strategic: a short distance from the main attractions in the area such as Gardaland, Sea Life and Parco Natura Viva.

The house opens onto a bright living area with kitchenette, designed to offer comfort and conviviality. The two double bedrooms are spacious and cozy, while the windowed bathroom provides functionality and practicality. The rooms are well distributed and designed to meet the needs of those seeking a relaxed yet elegant lifestyle.

Outside, the private southeast-facing terrace is perfect for enjoying breakfast in the sun, while the northwest balcony invites outdoor dining and evenings at sunset, immersed in the tranquility of the Garda landscape.

The residence offers many exclusive amenities: large green condominium spaces, a large swimming pool for adults, a dedicated children's pool, reserved parking space, and a convenient garage stall. Every detail is designed to ensure well-being and practicality. The apartment is equipped with newly installed mosquito nets, completely overhauled heating system, air conditioning and is sold fully furnished, ready to be lived in.

This solution represents an ideal opportunity both as a main residence and as an investment for tourist rentals. A property ready to accommodate those who wish to live or stay in one of the most fascinating places of Lake Garda.

Property ID: IT254152572 - 37017 Cola' Di Lazise – Lazise

## Details of amenities

Condominium Pool  
Green condominium areas  
Own uncovered parking space  
Mosquito nets  
Air conditioning



Property ID: IT254152572 - 37017 Cola' Di Lazise – Lazise

## All about the location

This elegant residential unit is located in Via Montesin, one of the most popular areas of Colà di Lazise. The location is ideal for those who want to live in a quiet and residential context, without sacrificing proximity to all the services and main attractions of the area.

A few minutes walk or drive away are the renowned Terme di Colà spa, the famous Gardaland amusement park, restaurants, stores and all the main services. The strategic location allows you to enjoy both the peace and quiet of the residential area and the convenience of having everything at your fingertips.

This solution represents a perfect opportunity for those looking for a main residence, vacation home or investment in the heart of Lake Garda, combining comfort, convenience and a truly privileged location.

Property ID: IT254152572 - 37017 Cola' Di Lazise – Lazise

## Contact partner

For further information, please contact your contact person:

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*To the Disclaimer of von Poll Immobilien GmbH*

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