

Lazise

## Three-room apartment in residence with swimming pool in Lazise

Property ID: IT264153020



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**PURCHASE PRICE: 530.000 EUR • LIVING SPACE: ca. 62 m<sup>2</sup> • ROOMS: 3**

**Property ID: IT264153020 - 37017 Lazise**

- **At a glance**
- **The property**
- **Energy Data**
- **Floor plans**
- **A first impression**
- **Contact partner**

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## At a glance

<b>Property ID</b>	<b>IT264153020</b>	<b>Purchase Price</b>	<b>530.000 EUR</b>
<b>Living Space</b>	<b>ca. 62 m<sup>2</sup></b>	<b>Type</b>	<b>Apartment</b>
<b>Floor</b>	<b>1</b>	<b>Commission</b>	<b>Subject to commission</b>
<b>Rooms</b>	<b>3</b>	<b>Total Space</b>	<b>ca. 75 m<sup>2</sup></b>
<b>Bedrooms</b>	<b>2</b>	<b>Usable Space</b>	<b>ca. 71 m<sup>2</sup></b>
<b>Bathrooms</b>	<b>1</b>	<b>Equipment</b>	<b>Swimming pool, Balcony</b>
<b>Year of construction</b>	<b>2012</b>		
<b>Type of parking</b>	<b>1 x Other</b>		

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## Energy Data

Type of heating	Single-storey heating system	Energy Certificate	Energy demand certificate
Energy Source	Gas	Final Energy Demand	75.00 kWh/m <sup>2</sup> a
Energy certificate valid until	20.03.2032	Energy efficiency class	B
Power Source	Gas		

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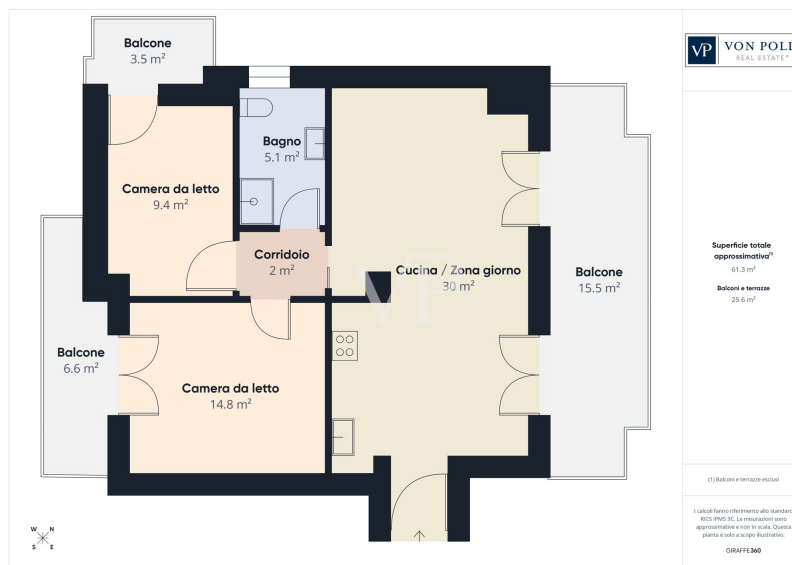
Property ID: IT264153020 - 37017 Lazise

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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**

**Within a residential context of only seven units we offer for sale a bright apartment on the second floor, with partial lake view.**

**The apartment welcomes guests in the living area consisting of living room and open kitchen in harmony with the outside: a large livable terrace gives a pleasant partial lake view. The sleeping area, designed for maximum comfort, has two bedrooms directed to a private balcony, equipped with blackout curtains for maximum privacy. A windowed bathroom with extra-large shower stall completes the distribution of the interior.**

**The apartment is ready to be lived in and boasts fine finishes and modern amenities: new furniture with contemporary design, underfloor heating supported by solar panels, air conditioning system already installed.**

**Large garage owned in the basement.**

**What makes this property really special is the outdoor condominium area, featuring an infinity pool with wooden solarium, where you can enjoy the sun in total tranquility.**

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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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