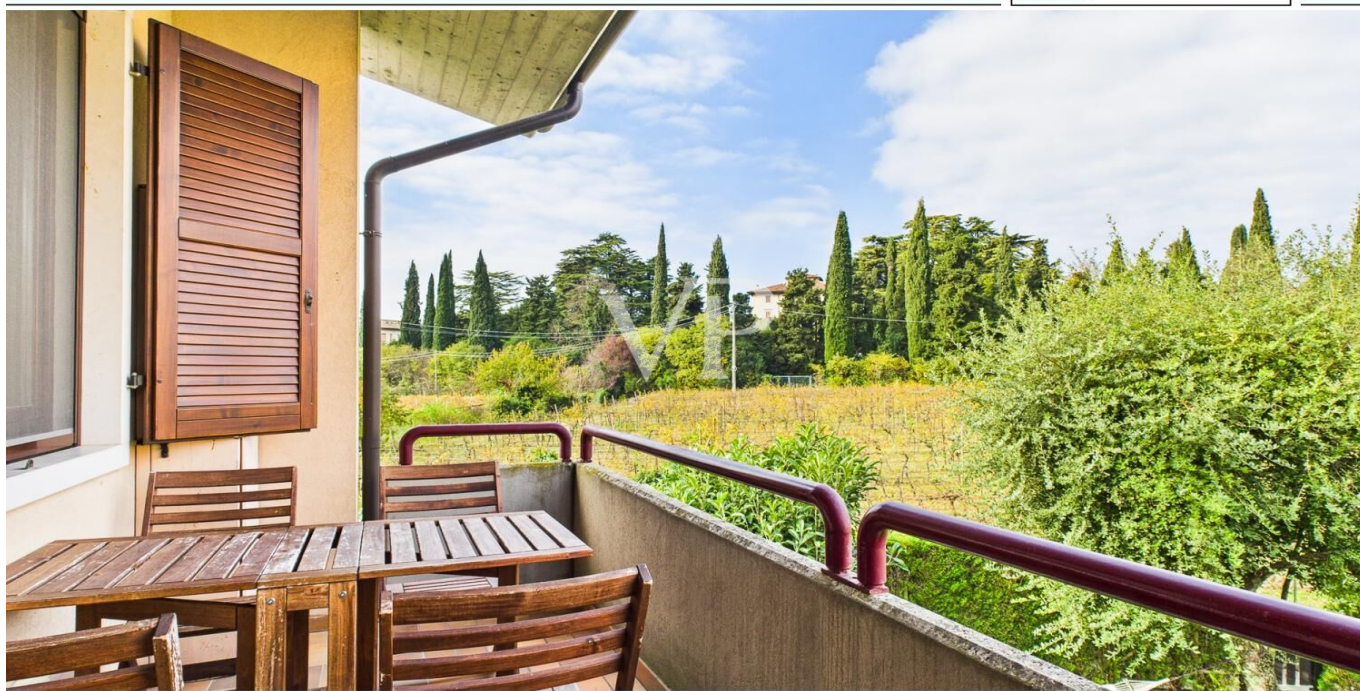


Colà Di Lazise - Lazise

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

**Property ID: IT264923038**



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

**PURCHASE PRICE: 358.000 EUR • LIVING SPACE: ca. 83 m<sup>2</sup> • ROOMS: 3**

**Property ID: IT264923038 - 37017 Colà Di Lazise - Lazise**

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**Property ID: IT264923038 - 37017 Colà Di Lazise - Lazise**

## At a glance

|                      |                       |
|----------------------|-----------------------|
| Property ID          | IT264923038           |
| Living Space         | ca. 83 m <sup>2</sup> |
| Available from       | 15.05.2026            |
| Floor                | 1                     |
| Rooms                | 3                     |
| Bedrooms             | 2                     |
| Bathrooms            | 1                     |
| Year of construction | 1993                  |
| Type of parking      | 1 x Garage            |

|                |                                 |
|----------------|---------------------------------|
| Purchase Price | 358.000 EUR                     |
| Commission     | Soggetto a commissione          |
| Total Space    | ca. 104 m <sup>2</sup>          |
| Usable Space   | ca. 89 m <sup>2</sup>           |
| Equipment      | Terrace, Swimming pool, Balcony |

Property ID: IT264923038 - 37017 Colà 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                      |

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## The property



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## The property



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## The property



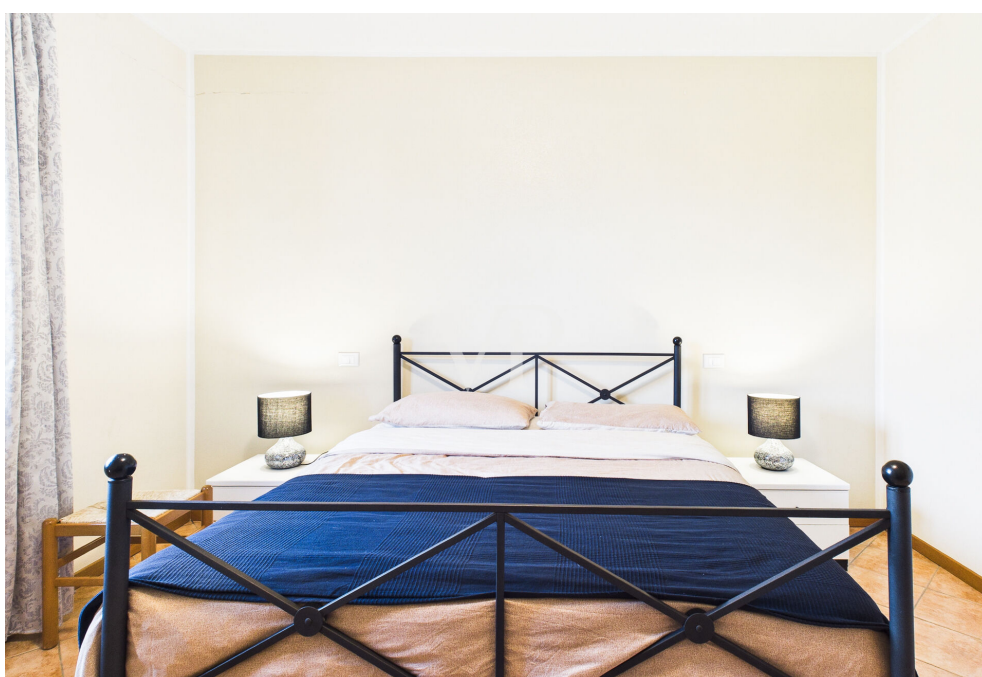
Property ID: IT264923038 - 37017 Colà Di Lazise - Lazise

## The property



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## The property



Property ID: IT264923038 - 37017 Colà 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: IT264923038 - 37017 Colà 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: IT264923038 - 37017 Colà Di Lazise - Lazise**

## **Details of amenities**

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

**Property ID: IT264923038 - 37017 Colà 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: IT264923038 - 37017 Colà Di Lazise - Lazise**

## 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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