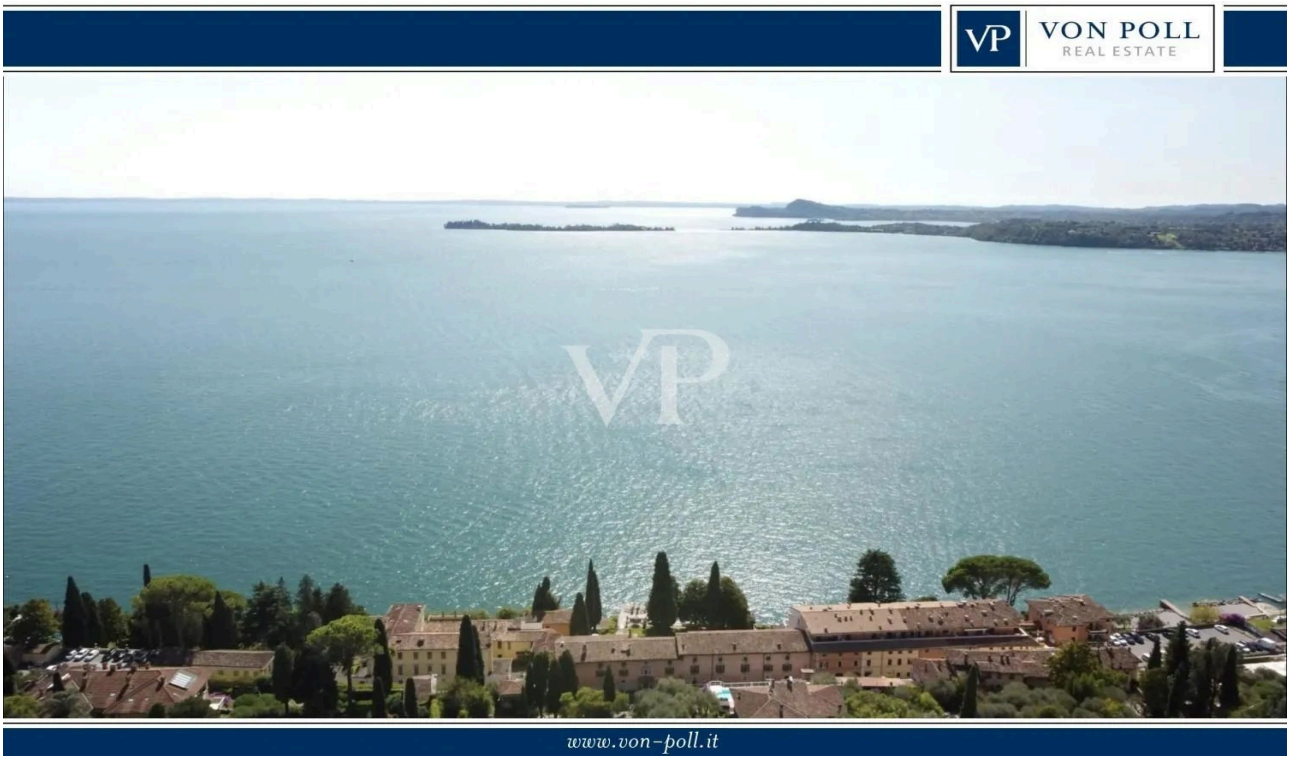
Gardone Riviera – Lombardei

Modern two-bedroom apartment in Gardone Riviera in an exclusive lake-view residence

Property ID: IT254922270



PURCHASE PRICE: 833.000 EUR • LIVING SPACE: ca. 79 m^2 • ROOMS: 3

Property ID: IT254922270 - 25083 Gardone Riviera – Lombardei

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At a glance

Property ID	IT254922270
Living Space	ca. 79 m²
Rooms	3
Bedrooms	2
Bathrooms	2
Year of construction	2024
Type of parking	2 x Other

Purchase Price	833.000 EUR
Type	Apartment
Total Space	ca. 141 m²
Usable Space	ca. 96 m²
Equipment	Terrace, Swimming pool

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Energy Data

Type of heating	Underfloor heating
Power Source	Block
Energy information	At the time of preparing the document, no energy certificate was available.

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The property





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A first impression

Luxurious three-room lake view apartment located in Gardone Riviera in a small and exclusive residence of only eight units currently under construction.
The apartment is developed on the ground floor with large living area, open kitchen, two bedrooms, two bathrooms, porch and private garden to enjoy meals while enjoying the magnificent view of the lake.
In the basement we find garage and cellar with elevator that allows access to the apartment as well as from the main entrance.
Large windows allow natural light to filter into the spaces, creating a bright and airy atmosphere.
The residence also offers exclusive amenities such as a swimming pool and common areas.
It is currently under construction and is scheduled for delivery in spring 2025.
Contact us to schedule an office appointment soon and get all the details.

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Details of amenities

Elevator
Thermal insulation
Possibility of choice of finishes
Geothermal system
10 kw photovoltaic system
Swimming pool

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All about the location

History notes:
Gardone Riviera was annexed with Lombardy to the Kingdom of Sardinia in 1859 and became Italian in 1861, but the village's fortunes began with the arrival of the Italian-Austrian Wimmer family. Luigi and Emilia Wimmer in 1877 bought the Cargnacco estate, later purchased by d'Annunzio: they officially moved from Brescia to Gardone in 1880. In 1881 they opened their first hotel, Il Pizzocolo. Luigi Wimmer became mayor in 1881 and accelerated the transformation of the town, laying the foundations of the garden city with the creation of green promenades.
Under the impetus of this engineer and especially his wife Emilia Holzgärtner, the town was transformed, friends and acquaintances were involved, at first guests of the hotel and later residents attracted by the mild climate and the possibility of buying land at reasonable prices. It will be mainly doctors, such as Dr. Rodhen and Koeniger, who will spread the merits of the resort in German specialist journals as a winter climate resort suitable for people with delicate health. Dr. Karl Koeniger bought an eighteenth-century building with a large garden, entrusting the project to Angelo Fuchs, turned it into a health resort with 30 rooms - Villa Primavera - today the building houses the town hall of the village.
After Wimmer's untimely death, Mrs. Emilia expanded the family hotel, founding the Grand Hotel Gardone Riviera, a favorite vacation spot for the many guests from Central Europe and Russia who stayed in the Garda village.
Location and climate:
The town of Gardone Riviera, which overlooks Lake Garda, is enclosed to the west and south by the Morenic Hills and to the north by Mount Lavino. The hamlet of San Michele is the largest and is located upstream along with the hamlet of Morgnaga, while the hamlet of Fasano insists on the lake. The climate is mild throughout the year and very comfortable. On wonderful spring days one can witness the triumph of nature in bloom, in summer the light breeze mitigates the high temperatures, autumn offers enchanting sunny days, and even in winter the temperatures remain pleasant.
Natural beauties in the surroundings:
Garda Island, the largest island on the entire Lake Garda, belongs to the municipality of San Felice del Benaco. On the island is the luxurious palace of the Cavazza family, surrounded by beautiful Italian gardens and a rich forest consisting of cypresses, acacias, and pines. Guided tours of this breathtaking island are organized with the Cavazza family between April and October. Feel the heavenly atmosphere of this small island on your skin. The Heller Botanical Garden and the Vittoriale degli Italiani are popular destinations for visitors from all over the world.The mountains above, by the way easily accessible on foot, offer breathtaking scenery.
Garda culinary arts:
Various are the excellent restaurants in the area but the most renowned are :Lido 84 (starred restaurant), Antico Brolo, Rowing bistro, Il Giglio and excellent pizzerias.

Lake Garda sports:
Lake Garda is known for water sports, first and foremost sailing with the important regattas held every year in the Benaco waters, but also wakeboarding (water skiing), kitesurfing, windsurfing, canoeing, snorkeling, not forgetting the hottest water sport of the moment: stand up paddling (SUP). Thrill-seekers can experience the thrill of hang gliding and paragliding from the top of Mount Spino and Mount Baldo. Several golf courses can be reached within 10 km , Arzaga, Garda and Colombaro. Walks on foot, bicycle or horseback will make your experiences magical , there are more than 100 km of bicycle paths going from the lakeside to hillside trails. For snow lovers, the prestigious resort of Madonna di Campiglio can be reached in just under two hours by car.
Public and private ports:
- Port of Gardone (public and private)
- Port of Salò(public and private)
- Port of Maderno (public)
Beaches Gardone Riviera and surroundings:
Rimbalzello beach
Rive Grandi beach in Barbarano.
Rive little beach.
For the little ones and more:
10 must-see amusement parks on Lake Garda ; the smiles , fun, carefree family vacation....Gardaland Park, Gardaland Sea Life Aquarium, Caneva Aquapark, Movieland: The Hollywood Park, Medieval Times, the Knights Rodeo, Busatte Adventure, Parco Natura Viva, Parco Giardino Sigurtà, Elias Adventure Park,Jungle Adventure Park in addition to public and private parks where you can admire all the native floral types.

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Contact partner

For further information, please contact your contact person:

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