Cavaion Veronese

Three-room apartment with pool in Cavaion Veronese

Property ID: IT264923241



PURCHASE PRICE: 360.000 EUR • ROOMS: 3

Property ID: IT264923241 - 37010 Cavaion Veronese

- At a glance
- The property
- Energy Data
- Floor plans
- A first impression
- Details of amenities
- All about the location
- Contact partner

Property ID: IT264923241 - 37010 Cavaion Veronese

At a glance

Property ID	IT264923241
Floor	1
Rooms	3
Bedrooms	1
Bathrooms	1
Year of construction	2014

Purchase Price	360.000 EUR
Type	Apartment
Total Space	ca. 106 m²
Condition of property	Well-maintained
Usable Space	ca. 80 m²
Equipment	Terrace, Swimming pool, Sauna

Property ID: IT264923241 - 37010 Cavaion Veronese

Energy Data

Type of heating	Underfloor heating
Energy Source	Air-to-water heat pump
Energy certificate valid until	20.04.2034

Energy Certificate	Energy demand certificate
Final Energy Demand	35 kWh/m²a
Energy efficiency class	B

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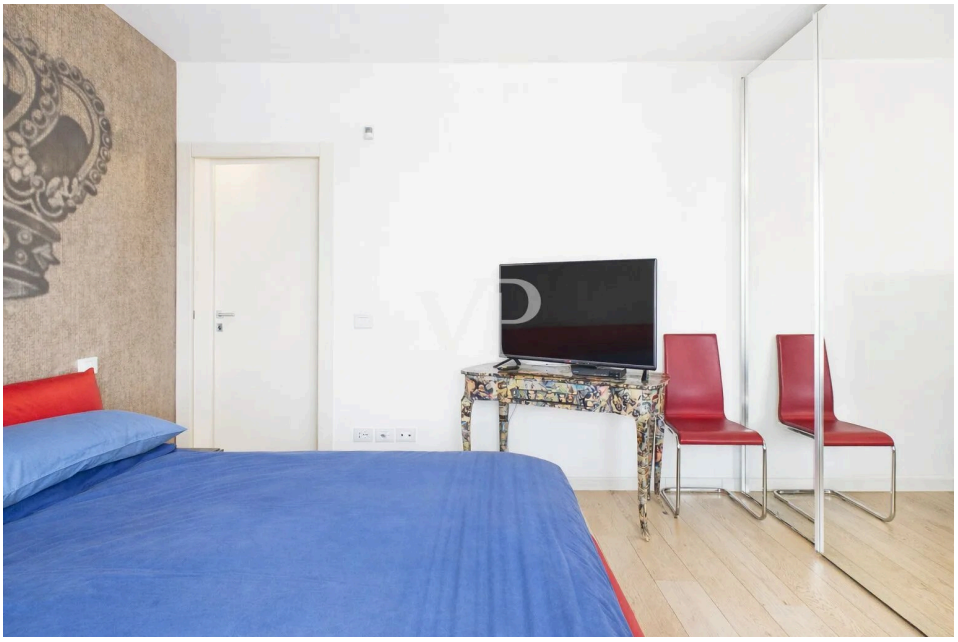
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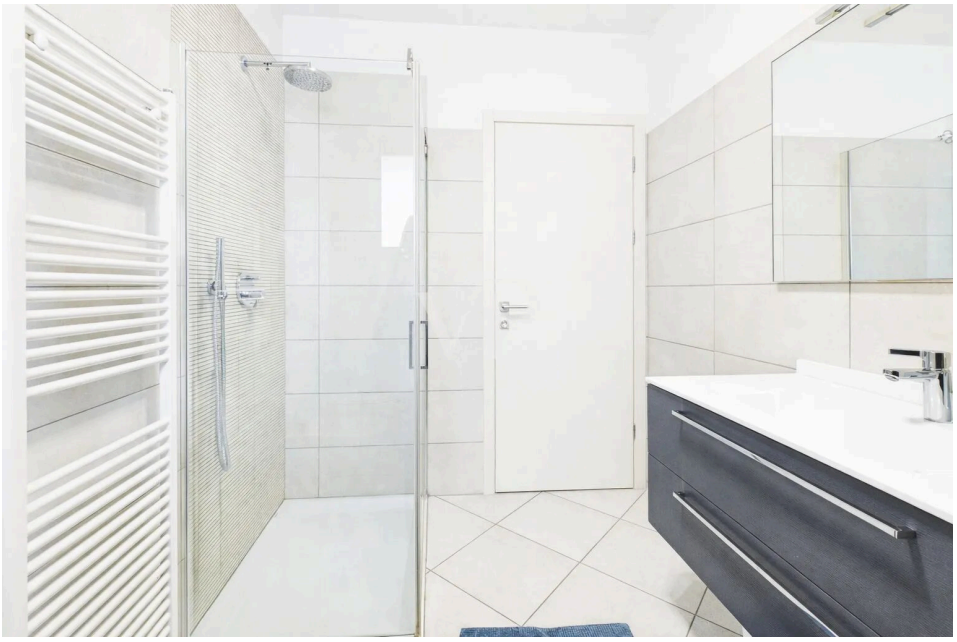
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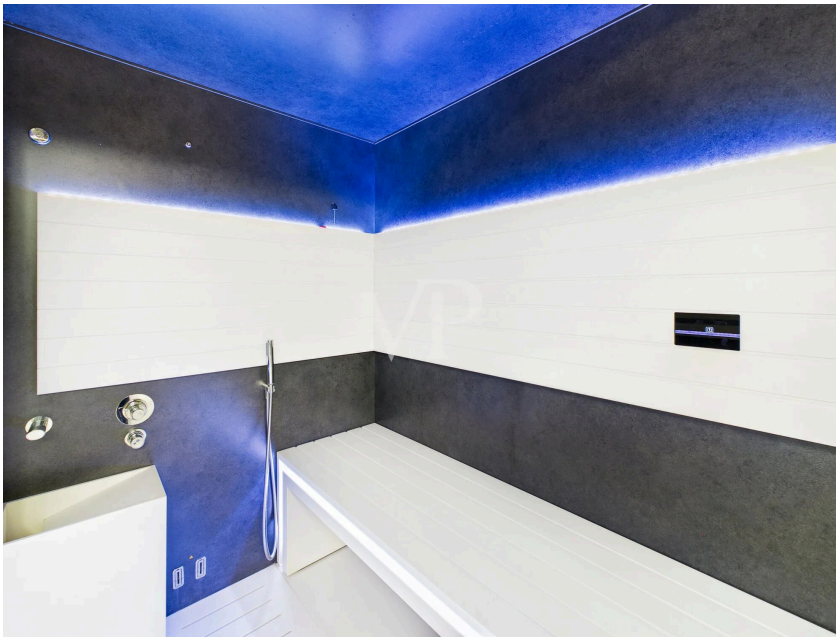
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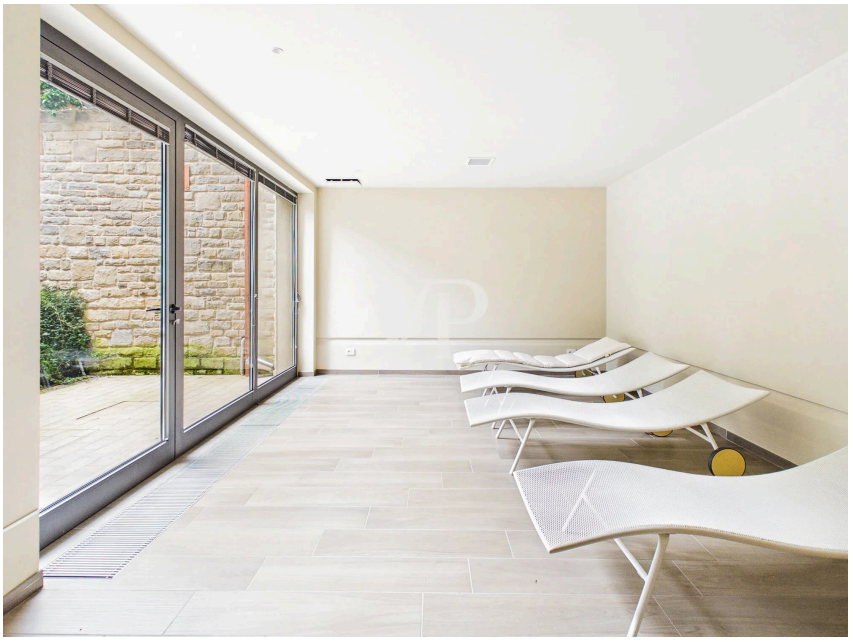
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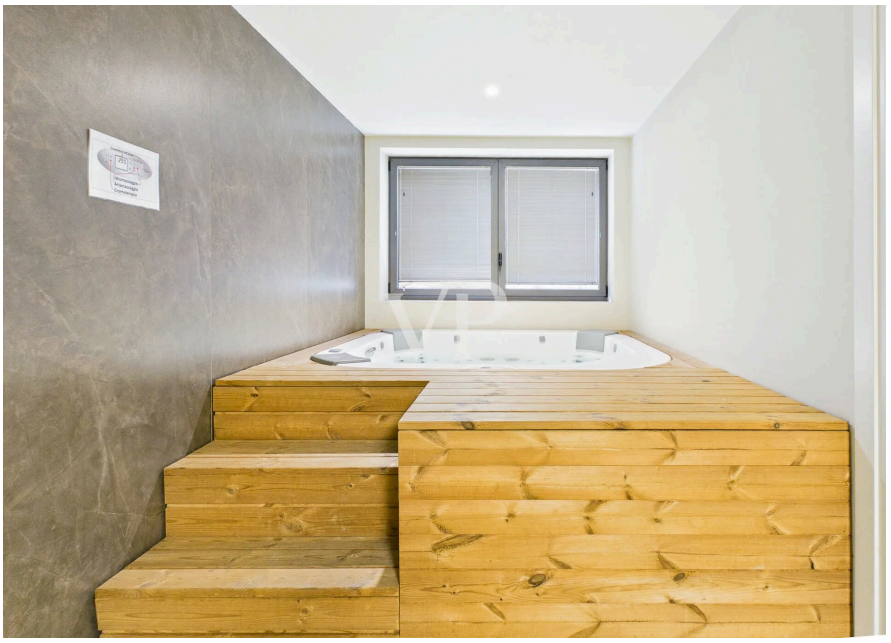
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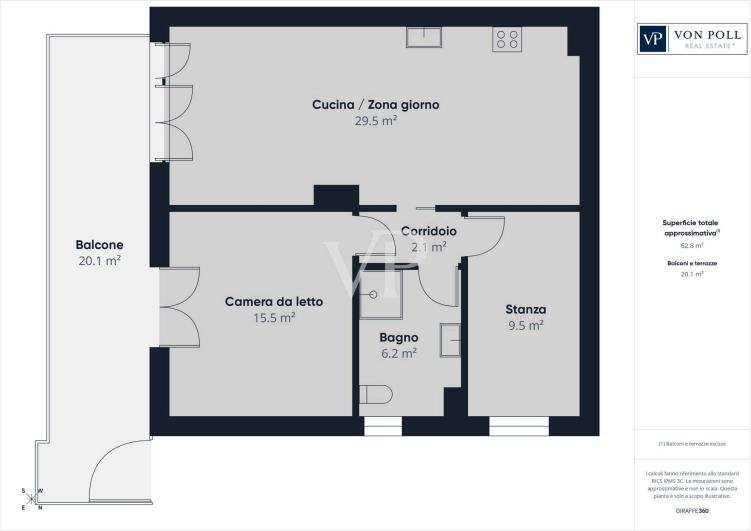
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Property ID: IT264923241 - 37010 Cavaion Veronese

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: IT264923241 - 37010 Cavaion Veronese

A first impression

Three-room apartment on the first and last floor, free on three sides, enjoys extraordinary brightness and exclusive privacy within a high-profile residence.

The entrance opens onto the living room and accessorized kitchen. The sleeping area includes a master bedroom with direct access to a large terrace of about 30 sqm, ideal for relaxing moments outdoors, a single bedroom and a modern bathroom with shower.

What makes this proposal truly unique is the residential context in which it is inserted, conceived as a real wellness oasis. In addition to the condominium pool with solarium, residents can enjoy a fully equipped gym and a 'SPA area complete with jacuzzi, sauna, Turkish bath and shower with chromotherapy.

The apartment is finished with fine materials and equipped with state-of-the-art technologies for maximum energy saving and security: heat pump air conditioning system, solar and photovoltaic panels, home automation system, alarm system and safe. The property is completed by a convenient garage located in the basement.

The strategic location, a short distance from the freeway exit, makes this solution perfect both as a main residence for those seeking an exclusive lifestyle, and as a vacation home or investment of definite value in the Garda market.

Condominium expenses 2,700 euros per year

Property ID: IT264923241 - 37010 Cavaion Veronese

Details of amenities

Swimming pool, jacuzzi, steam bath, shower with color therapy, sauna.
Alarm system and safe

Property ID: IT264923241 - 37010 Cavaion Veronese

All about the location

Cavaion Veronese is a town nestled in the hills of the Veronese hinterland, in a location that can be described as a true natural terrace overlooking Lake Garda. Located at the foot of Mount Moscal, the town represents the perfect balance between the tranquility of the hills and the liveliness of coastal resorts such as Bardolino and Lazise, which are only a few kilometers away.

Cavaion's landscape is characterized by expanses of centuries-old vineyards and olive groves, from which world-famous products of excellence are born, such as Bardolino DOC wine and Garda Extra Virgin Olive Oil. Walking through its hamlets, such as the charming Incaffi, one breathes an atmosphere suspended in time, made up of ancient rural courtyards, Venetian villas and small stone villages.

From a historical point of view, Cavaion boasts ancient roots: the Belvedere pile-dwelling site is a UNESCO World Heritage Site, and archaeological finds in the area testify to settlements dating back to the Bronze Age. For nature and sports lovers, the area offers numerous hiking and biking trails that connect the hinterland directly to the shores of the lake or to nearby Valdadige.

The logistic position is one of its great strengths: the strategic proximity to the Affi highway exit and the superhighway allows to reach the city of Verona in less than twenty minutes, making Cavaion an ideal destination not only for tourism and relaxation, but also as a main place of residence for those who want a high quality of life without sacrificing the convenience of services.

In short, Cavaion Veronese is a place where the charm of agricultural tradition meets the prestige of an exclusive residential setting, immersed in a breathtaking panorama between the blue of Garda and the green of Valpolicella.

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Contact partner

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