REF. 01 - TWO-ROOM APARTMENT, LAKE VIEW

RIVA DEL GARDA - (TN) - TRENTINO ALTO ADIGE

€ 272,000.00

In Riva del Garda, in a beautiful and sunny panoramic area in the immediate vicinity of the famous Varone Falls, we offer for sale a charming two-room apartment with stunning lake views. The apartment, located within a well-kept and exclusive residence with a swimming pool, has recently been tastefully modernized inside. The property is totally exempt from the Gilmozzi Law, a characteristic that makes it the ideal solution both as a second holiday home on Lake Garda, and as an exceptional investment opportunity for tourist rentals (Airbnb/Booking) with a very high guaranteed yield. The interior spaces are bright, welcoming and distributed as follows: Day Zone: Bright open-space living room with kitchenette, enhanced by a large panoramic window that floods the room with natural light. Terrazzo Habitable: Beautiful outdoor vent directly overlooking the living area, offering an exciting and open view of the lake and the city of Riva del Garda, perfect for breakfasts and outdoor relaxation. Night Zone: A well-organized double bedroom, also featuring panoramic views. Bathroom: Modern and elegant service equipped with comfortable shower cubicle. The Exclusive Services of the Residence: The apartment enjoys access to a real private condominium park, ideal for adults and children to relax: - Condominium pools (an adult pool and a dedicated children's pool) complete with a solarium area with deckchairs and umbrellas. - Large green area and playground equipped for the little ones. - Condominium barbecue area equipped for lunches and dinners with friends. Included ownership claims: - Private covered parking space located in the condominium garage (a key plus in Riva del Garda). - Co-owned cellar share, ideal for storing bicycles and equipment. *two-room apartment overlooking Lake Riva del Garda, apartment with pool Riva del Garda, exempt holiday home Gilmozzi Alto Garda, two-room apartment with terrace overlooking the lake, properties for sale Varone Riva del Garda*

YEAR	SQUERE METERS	FLOOR	ROOMS
1985	55	1	2
ROOMS	BATHROOM	PARKING	ANNUAL CONDOMINIUM FEES

1	1	1	1000.00