



REF. 04 – SPACIOUS TWO-BEDROOM APARTMENT WITH PRIVATE GARDEN, NO CONDO FEES, NO GILMOZZI RESTRICTION

ARCO - (TN) - TRENTINO ALTO ADIGE

€ 560,000.00



Are you looking for your own haven of peace and independence between Arco and Lake Garda? Located in Pratosaiano (Arco, Trento), surrounded by greenery and directly connected to the cycle path leading to Nago-Torbole and Riva del Garda, we offer for sale a truly unique property: a spacious two-bedroom apartment on the first floor of a semi-detached building comprising only two residential units. Key Features & Layout The property has been fully renovated and is ready to move into, featuring generous and bright living spaces: - Living Area: Entrance hallway, well-organized eat-in kitchen, and a bright living room with direct access to a large panoramic terrace overlooking the surrounding nature. - Sleeping Area: Hallway, 2 spacious double bedrooms, and a windowed bathroom equipped with a large walk-in shower. Outdoor Spaces & Exclusive Amenities The property offers an exceptional outdoor lifestyle for the Arco area: - Private Garden: Large, sunny, and adjacent to the house—perfect for relaxation, outdoor dining, or pet owners. - Independent Stube (Traditional Lounge/Annex): Ground-floor space equipped with its own dedicated bathroom, ideal for hosting guests, hobbies, or home office space. - Parking & Garage: Private ground-floor courtyard with space for multiple cars, plus a private garage and a spacious windowed cellar. Energy Efficiency & Modern Comforts The building has undergone major energy efficiency upgrades alongside a meticulous interior redesign: - Insulation & Savings: External thermal insulation (cappotto), brand-new roof, high-performance windows, and installed solar panels. - Technology & Comfort: Heat pump cooling system, high-speed fiber-optic internet, central vacuum system, and security video surveillance. Unique Selling Points - Zero Condo Fees - Free from the "Gilmozzi" Constraint (perfect both as a primary residence or as a second home / holiday home) - Immediately Available Contact us today for further details or to schedule a viewing! *Holiday home on Lake Garda with no restrictions, Primary residence for sale in Arco with no HOA fees, Independent apartment with private garden in Alto Garda, Ideal property for nature and sports enthusiasts (MTB, climbing, trekking), Homes for sale in Pratosaiano Arco, Real estate Arco di Trento and surroundings, Apartment near the Nago-Torbole cycle path, Properties for sale minutes from Riva del Garda.*

YEAR	SQUARE METERS	FLOOR	ROOMS
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1950	180	1	3
ROOMS	BATHROOM	GARAGE	PARKING
2	2	1	2