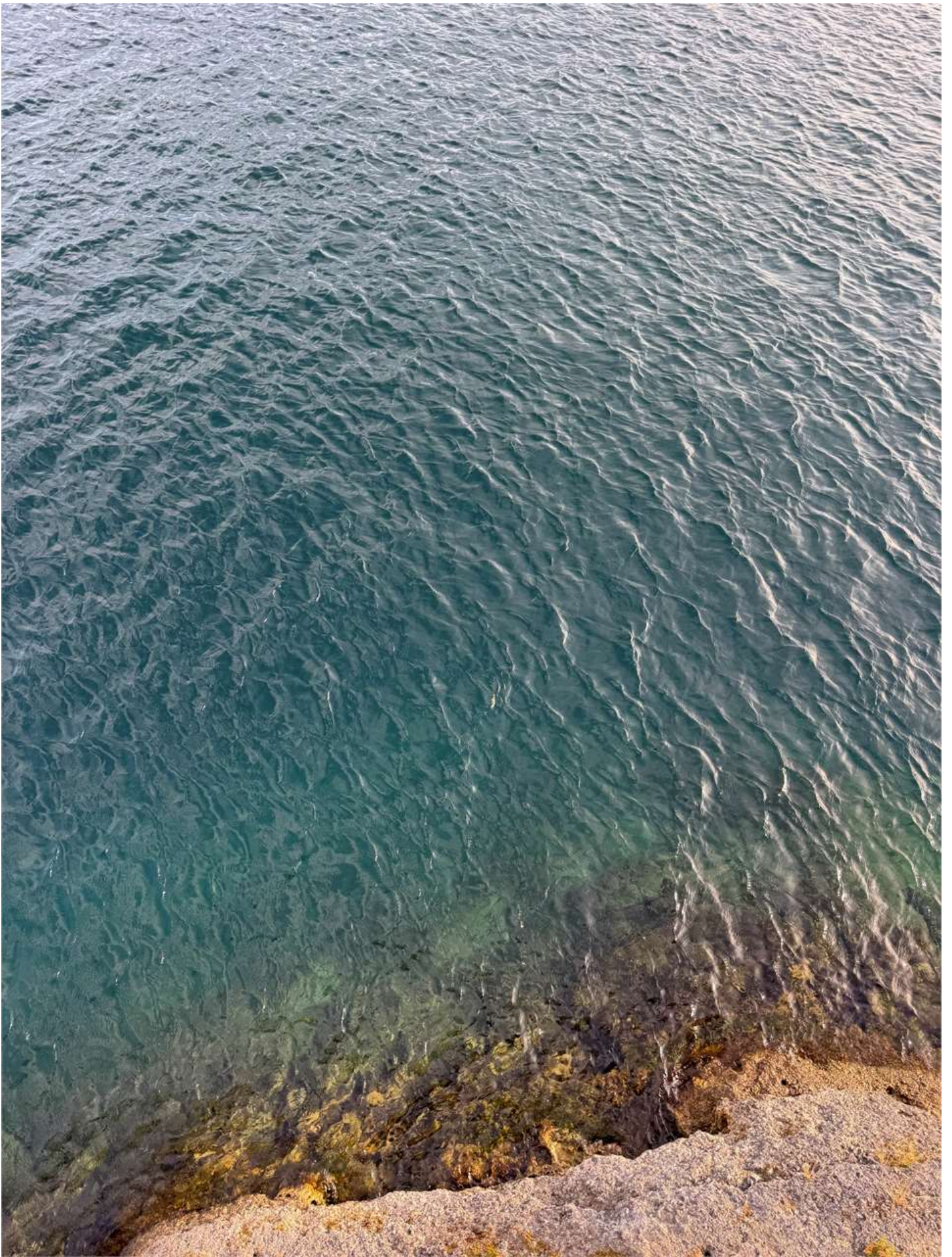




REF. 10 – LOFT ON THE WATER

RIVA DEL GARDA - RIVA (TN) - TRENTINO ALTO ADIGE

 Confidential negotiation



Designed for those seeking absolute exclusivity, privacy, and a truly one-of-a-kind location. In the heart of one of the most iconic destinations on Lake Garda, we offer for sale a unique property boasting an exceptional setting and an unrivalled lake view. Directly overlooking the crystal-clear waters of the lake and set within an elegant villa, the apartment stands out for its extraordinary direct connection to the water. The layout is arranged over two levels: the ground floor features a spacious open-plan living area with direct lake views, enhanced by a balcony and a generous terrace. The kitchen area and bathroom are located at the front of the large living space. The mezzanine level hosts the sleeping area, offering direct views over the living room and the lake, and includes a bedroom with a dedicated bathroom. Large floor-to-ceiling windows ensure breathtaking panoramic views, abundant natural light, and a magical atmosphere throughout every season. The generous interior spaces allow for excellent customization possibilities. The property is completed by an outdoor parking space and is ready to move in. This luxury loft, set directly on the water and just a short walk from the city center, represents an ideal solution both as a prestigious primary or holiday residence and as a high-end investment, in one of the most sought-after international destinations. There is also the possibility of direct mooring with a private buoy. Further information and photos available upon request.

| YEAR | SQUERE METERS | ROOMS | ROOMS |
|----------|---------------|-------|-------|
| 2006 | 75 | 2 | 1 |
| BATHROOM | | | |
| 2 | | | |