



# REF. 21 - NEW THREE-ROOM EXEMPT GILMOZZI

RIVA DEL GARDA - (TN) - TRENTINO ALTO ADIGE

€ 610,000.00



Two-bedroom apartment for sale in Riva del Garda, on the second floor of a building completed in 2024 with A+ energy rating. Fully furnished and ready to move into, with two covered terraces overlooking the Alto Garda mountains, a private garage and a cellar, both freehold. The property is exempt from the primary-residence restriction set out in Provincial Law 16/2005 (the so-called "Gilmozzi Law"), so it may also be used for holiday letting. It is available immediately. Living area and main terrace The entrance opens onto a spacious open-plan living room with a bespoke open kitchen and built-in appliances. Two full-height glazed doors lead out to the main terrace: covered and generous in size, with a stone-clad back wall and open views over the Alto Garda mountains, the terraced olive groves and the green of the valley, with no buildings opposite to interrupt them. Sleeping area and bathrooms The sleeping area, set apart by a hallway, comprises the master bedroom with full-wall fitted wardrobes and direct access to the second terrace, plus a second double bedroom with two windows. The apartment is completed by two bathrooms, one of them with a window. Finishes and systems Large-format porcelain stoneware with a resin effect throughout, plasterboard coves with recessed linear LED lighting, anthracite aluminium windows with roller shutters, digital thermostat and air conditioning with a split unit in every room. All furnishings are included in the price. Garage and cellar On the basement level, a private garage and cellar, both freehold and served by the lift. Location Riva del Garda's old town and lakefront are just minutes away. Arco is about 5 km away and Torbole about 4 km, with the Sarca Valley cycle paths right nearby: a location appreciated both by those looking for a permanent home on the Alto Garda and by those who come to the area for sailing, windsurfing, climbing and cycling.

YEAR

SQUARE METERS

FLOOR

ROOMS

|       |          |        |                         |
|-------|----------|--------|-------------------------|
| 2024  | 109      | 2      | 3                       |
| ROOMS | BATHROOM | GARAGE | ANNUAL CONDOMINIUM FEES |
| 2     | 2        | 1      | 900.00                  |