



SOLD! NEW THREE-ROOM EXEMPT GILMOZZI

RIVA DEL GARDA - (TN) - TRENTINO ALTO ADIGE

€ 610,000.00



In Riva del Garda, in the heart of Alto Garda Trentino, we offer for sale a newly built three-room apartment, located on the second floor of a building completed in 2024, energy class A+. The property is sold fully furnished and move-in ready, featuring two covered terraces with open views over the Alto Garda countryside, a private garage and a cellar. It is also exempt from the ordinary residency requirement set out by the Gilmozzi Law, a feature that can make it appealing as a second home on Lake Garda or, in compliance with current regulations, for potential tourist use. The living area consists of a spacious open-plan living room with a custom-made kitchen and built-in appliances. Two large full-height windows connect the interior to the main covered terrace, which offers a pleasant view and enough space to enjoy moments of socializing. The sleeping area includes a master bedroom with a full-wall wardrobe and direct access to the second terrace, a second double bedroom with two windows, and two bathrooms, one of which has a window. The apartment features contemporary finishes and top-quality fittings: large-format porcelain stoneware flooring, integrated LED lighting, anthracite-colored aluminum window frames with roller shutters, a digital thermostat, and air conditioning with a split unit in every room. The property is completed by a private garage on the basement level and a cellar, both easily accessible by elevator. The location, next to the cycling and pedestrian path, allows the historic center and the lakefront of Riva del Garda to be reached within minutes. Arco is about 5 km away and Torbole sul Garda about 4 km away, while nearby you'll find the main cycling routes of Alto Garda and numerous opportunities for sailing, windsurfing, climbing, trekking and cycling. A solution suited for those seeking a modern three-room apartment in Riva del Garda, a second home on Lake Garda, or a recently built property in one of the most sought-after locations in Trentino-Alto Adige.

YEAR	SQUARE METERS	FLOOR	ROOMS
------	---------------	-------	-------

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