



COLDWELL BANKER

REALROI

Realroi

Piazza Malvezzi 23 - 25015 Desenzano del Garda (BS)

(+39) 030 4191413

Apartment for sale in Salò

€ 599.200

Ref. CBI119-1337-281



110 sq.m. | Bathrooms: 3 | Bedrooms: 2 | Rooms: 3

LUXURY & DESIGN TILOCALE FLAT ON LAKE GARDA
FALKENSTEINER AND MATTEO THUN IN SALÒ'.

A winning combination for an international project on Lake Garda, the result of the brilliant mind of a great architect and the experience and reliability of a renowned European group.

The Falkensteiner Park Resort Lake Garda will be one of the most important tourist and residential complexes in Europe, consisting, in the first phase, of a 5-star hotel and 96 flats of different sizes and characteristics, they will have from one to four rooms and will be built in a green, reserved and quiet setting. The flats are scheduled to be delivered by the end of 2025.

In a splendid location, close to the springs of Fonte Tavina water, in the enchanting town of Salò', characterised by Matteo Thun's architecture and interior design, the flats we offer for sale will be elegantly furnished and ready to live in.

There are many types of property to satisfy any dream, from two-room apartments to penthouses with roof terraces, private gardens, spectacular lake views or park views, private swimming pools or Jacuzzis, every request can be met.

All the flats can enjoy the services of the 5-star hotel and the exclusive premium living services dedicated to each owner who requests them, so that they can enjoy their holiday home without worries and concerns. It will also be possible to have an attractive fully managed income for each property.

The flat we are proposing, furnished and cared for in every detail by Matteo Thun's inspiration and refined taste, is a three-roomed flat measuring 76 square metres, with a terrace measuring over 30 square metres and a property garden measuring over 60 square

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metres. A garage is available on request.

Salò, a wonderful town of Roman origin at the foot of Mount San Bartolomeo, directly overlooking Lake Garda. Boasting an extensive cultural and historical background, it was also the seat of the well-known Republic of Salò. The town owes its uniqueness to its refined, evocative and touristy atmosphere. It offers beautiful places of worship and all kinds of services, important museums, a library and a charming historic centre with elegant shops and renowned restaurants and cafés. Part of city life is dedicated to the countless cultural and entertainment events that make Salò particularly lively and interesting, a little corner of paradise.

Coldwell Banker is a real estate network founded in 1906 in San Francisco and has been a benchmark and guide for the global market for over a century. A brand universally recognised and appreciated by the most demanding clients. Reliability, quality of service and globality are the cornerstones of our group. We are present in more than 44 countries, with 3,000 agencies and over 90,000 agents. Coldwell Banker Realroi is located in Desenzano del Garda in Piazza Malvezzi 23, in the historical heart of the Garda town, behind the small ancient port. Our Agency is our business card, welcoming and elegant, a meeting place for offers and requests for exclusive and sought-after properties.

Certification

Energy Class: A4

Features

Property ID: CBI119-1337-281	Contract: Sale
Categoria: Apartment	Address: via san francesco d'assisi
Municipality: Salò	Total sqm: 110 sq.m.
Bedrooms: 2	Bathrooms: 3
Rooms: 3	Floor: Ground Floor
Total floors: 4	Independent heating: Heating
Lift: Yes	Date of construction: 2024
Condominium costs: € 266	Terrace: Present, 32 sq.m.
Garden: Private, 64 sq.m.	Sea distance: 100 meter
Kitchen: Exposed Kitchen	Terrace : 35 □
Tv Antenna : Condominium	Tv SAT : Condominium
Closet	ADSL Coverage
Fastweb Coverage	Air-Conditioned
Wiring : By Law	Sanitary Suspended
Shower	Predisposition for Alarm
Pool	Land : 63 □
Distance shops or city	

Nearby

Gyms	Spa
Football Fields	Fitness Centers
Tennis Courts	Bike Lanes
Playgrounds	Public Transport
Kindergarten	Elementary Schools



Schools

High Schools

Cafe

Post Offices

Shopping Centers

Municipal Offices

Rooms

Sala/Soggiorno : 29 sq.m.

Camera Matrimoniale : 17 sq.m.

Bagno : 7 sq.m.

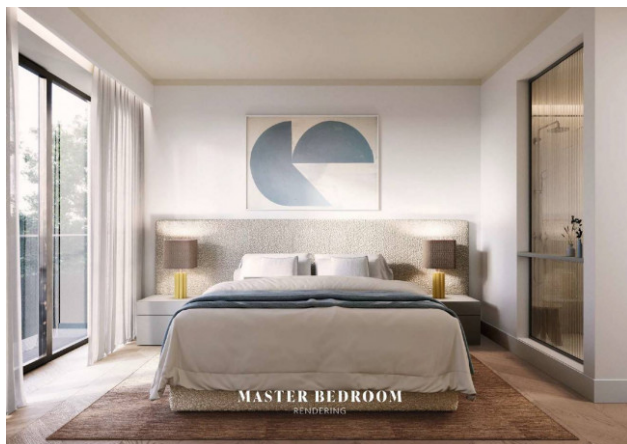
Camera da letto : 12 sq.m.

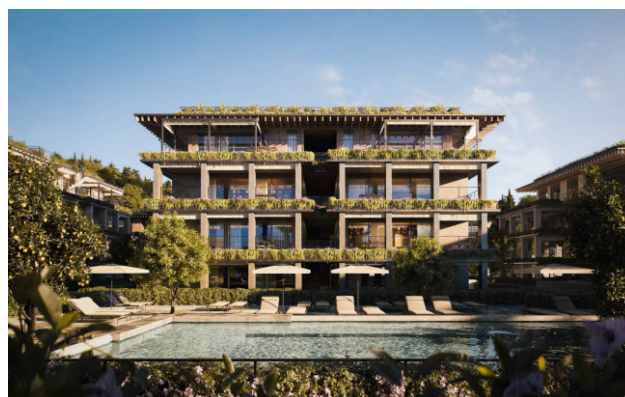
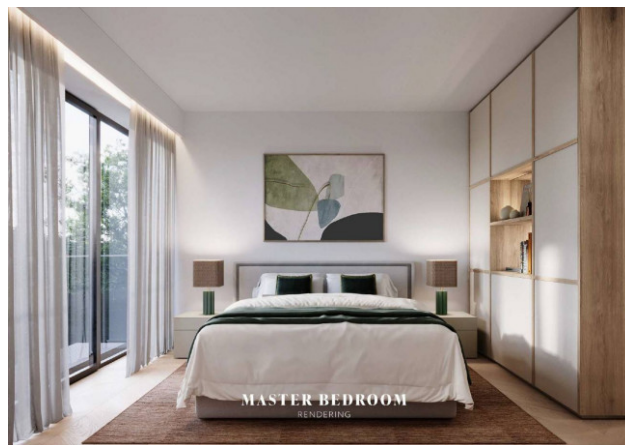
Bagno : 5 sq.m.

Corridoio : 3 sq.m.

Resting Room : 2 sq.m.

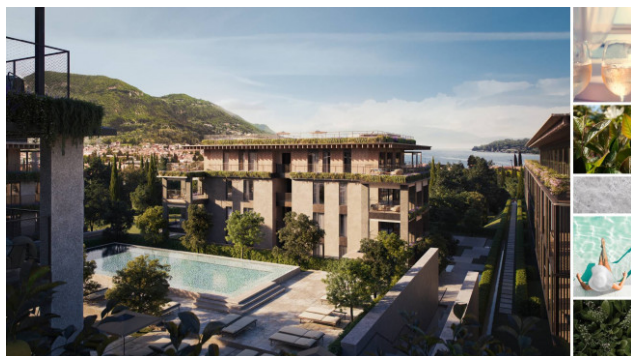
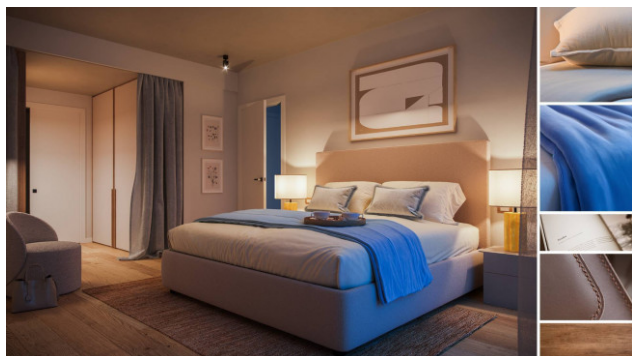
Lavanderia : 3 sq.m.

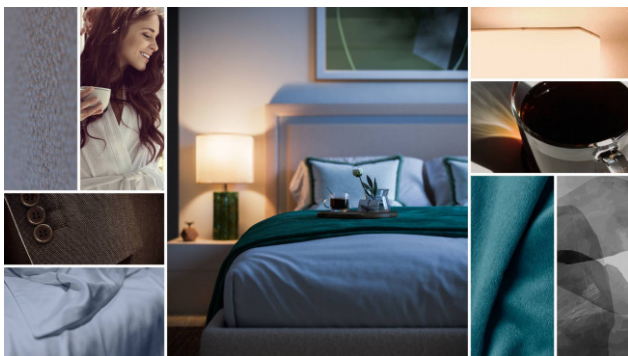




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		PROJECT TYPE M1 PROJECT	76.00 m² NET LIVING AREA	31.83 m² GROUND-LEVEL TERRACE 63.51 m² GROUND-LEVEL GARDEN	171.34 m² TOTAL USABLE FLOOR AREA		
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Data subject to change

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