



## **NO COMMISSION - Park Residences Lake Garda - Apartment with garden**

Property no. **2677**

### **GENERAL**

This Falkensteiner Premium Living project is being built on one of the most sought-after lakeshores in Italy, directly on Lake Garda. The luxuriously furnished, serviced residences are located within a Falkensteiner resort including a premium hotel. You will enjoy the amenities of an internationally award-winning 5-star resort and become the owner of a property developed and designed by Matteo Thun Architects with a second home permit.

### **ROOM LAYOUT**

A spacious entrance hall leads to one of the two bedrooms with direct access to the garden on the left and one of the two bathrooms on the right. Also accessible from the entrance hall is the spacious living room with access to the terrace and garden. From here you can also access the second bedroom with en suite bathroom and separate WC, as well as a storage room.

### **FITTINGS & FEATURES**

- State-of-the-art architecture and interior design by Matteo Thun
- Choice between two furnishing options "Classic" and "Olive"
- Premium 5\* hotel services for all apartment owners
- Family-friendly, car-free and green resort
- 3 golf courses in the immediate vicinity
- Optional "buy-to-let" rental concept

### **LOCATION & INFRASTRUCTURE**

The breathtaking Lake Garda bay of Salò exudes an authentic and elegant atmosphere with its magnificent buildings, exclusive boutiques and fantastic restaurants.

Salò and the surrounding area offer a range of exciting and varied activities for all ages. Enjoy the amenities and comfort of your second home in one of the most beautiful places in Italy together with your loved ones.

## **INFORMATION**

**Note: The total purchase price includes the designer equipment package and garage space (incl. VAT).**

(Of which the Matteo Thun furnishing package accounts for 92,100 euros (+ 22% VAT) and the garage space for 55,000 euros (+ 10% VAT)).

Park Resort Lake Garda also has other apartments with 1-4 bedrooms available! Please contact us for more information.

Subject to change without notice.

### **PROVISION FREE for the buyer!**

The above details are based on information and documents provided by the owner and are subject to change without notice.

Please note that there is a close familial or economic relationship between the broker and the client.



## Details

■ **Adress** ITA-25087 Salò

■ **Proximity** Am Gardasee

---

■ **Living space** approx. 76 sqm

■ **Patio area** approx. 32 sqm

---

■ **Room** 3

■ **Bathrooms** 2

■ **WC** 2

■ **Loggia** 1

---

■ **Purchase price** € 838,700.00

---

■ **Obtainable from** nach Fertigstellung

■ **Year of construction** 2024

■ **Category** Wohnung

---

## Your contact person



**PETER MARSCHALL**

**Phone** [+43 1 533 20 30](tel:+4315332030)

**E-mail** [office@marschall.at](mailto:office@marschall.at)

---

**WITH THIS QR CODE YOU CAN ACCESS THIS WEBSITE DIRECTLY – FAST AND EASY**



Using a QR code scanner app on your device, you can scan the image to the left and go straight to this site on our website.