Lazise – Gardasee

Ca' Gioia - Exclusive retreat near the heart of Lazise

Property ID: IT254921978

PURCHASE PRICE: 1.950.000 EUR • **LIVING SPACE:** ca. 168,9 m² • **ROOMS:** 4 • **LAND AREA:** 309 m²

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At a glance

Property ID	IT254921978
Living Space	ca. 168,9 m²
Rooms	4
Bedrooms	3
Bathrooms	4
Year of construction	2024
Type of parking	2 x Garage

Purchase Price	1.950.000 EUR
Commission	Subject to commission
Total Space	ca. 265 m²
Usable Space	ca. 295 m²
Equipment	Terrace, Swimming pool

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Energy Data

Type of heating	Underfloor heating
Energy Source	Air-to-water heat pump
Energy certificate valid until	20.03.2034
Power Source	Air-to-water heat pump

Energy Certificate	Energy demand certificate
Final Energy Demand	30.00 kWh/m²a
Energy efficiency class	A

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The property

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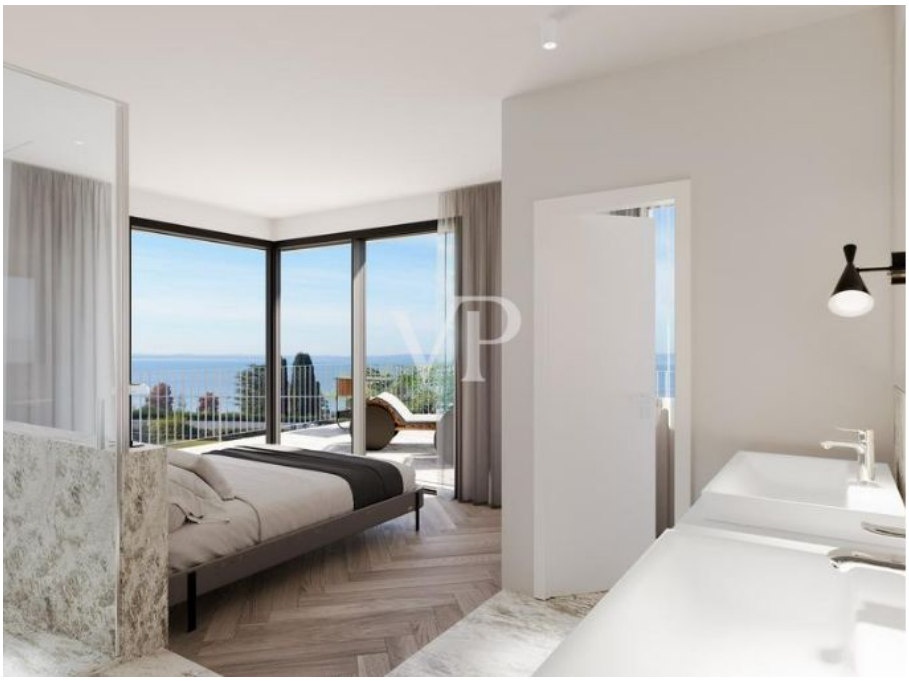
The property



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The property

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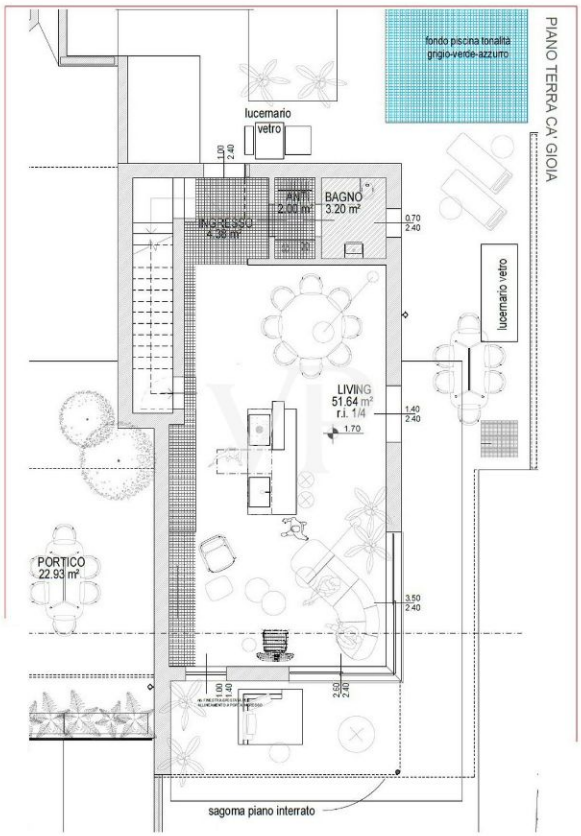
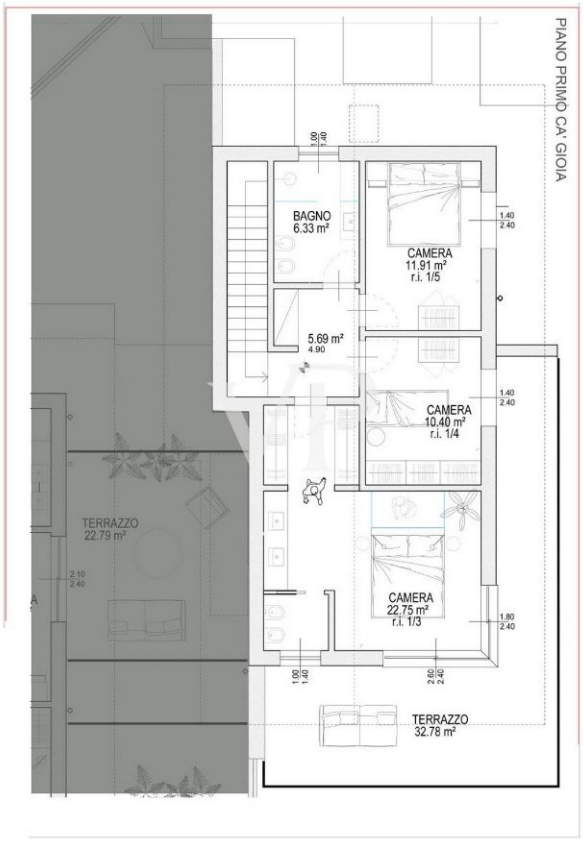
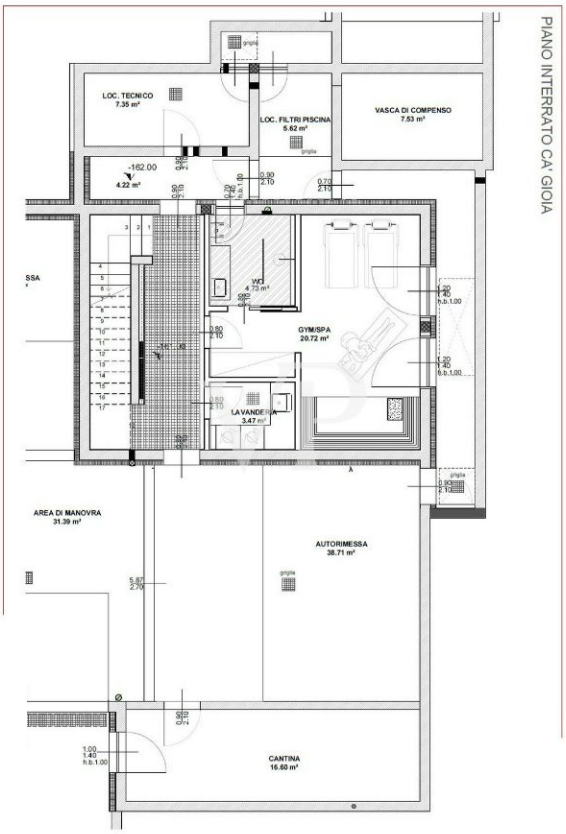
Floor plans




PIANO PRIMO CA' GIOIA
BAGNO
6.33 m²
CAMERA
11.91 m²
r.i. 1/5
5.69 m²
4.90
CAMERA
10.40 m²
r.i. 1/4
TERRAZZO
22.79 m²
CAMERA
22.75 m²
r.i. 1/3
TERRAZZO
32.78 m²



This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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A first impression

Welcome to an oasis of peace and comfort, just a few steps away from the lively beauty of the historic center of Lazise. Ca' Gioia is more than just a home - it is a unique retreat, nestled in a harmonious landscape that promises privacy and relaxation. Imagine how, after a short walk, you can reach the charming cobbled streets of the old town, with its medieval flair, artisan stores and authentic restaurants. You can reach the shores of Lake Garda just as quickly, where a picturesque promenade with views of the glistening water and the mountains beyond awaits you. This property combines the elegance of a modern building with the warmth and beauty of nature. Surrounded by a well-tended garden and equipped with its own heated swimming pool, you will experience a lifestyle characterized by harmony and enjoyment all year round. Let yourself be pampered by the warm rays of the sun on your terrace or enjoy the wonderful sight of a sunset over the lake, whose colorful splendor will beguile your senses. The extraordinary attention to detail in the design makes Ca' Gioia a place where every moment is precious. Here, just 500 meters from the vibrant center of Lazise, the tranquillity of private living and the proximity to the amenities of one of the most charming towns on Lake Garda merge to create a unique quality of life.

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Details of amenities

The property is spread over three levels, designed to offer functional spaces of great elegance. The basement houses a large private two-car garage, as well as a versatile room ideal for creating a wellness area, gym or games room, and a convenient laundry room.
On the ground floor is a bright open-plan living room with a modern kitchen island, enhanced by a large corner window that provides spectacular views of the lake. The adjacent terrace is perfect for outdoor dining, enveloped in the warm colors of the sunset. The garden surrounding the house hosts a beautiful heated pool lined with porcelain tiles, where you can relax in the sun or sip a drink in total relaxation.
The second floor is dedicated to the sleeping area, consisting of three bedrooms. The master suite, with private bathroom and exclusive terrace, offers a breathtaking view of the lake, turning every awakening into a magical moment.

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All about the location

The location of Ca' Gioia is simply incomparable. Situated in the middle of a quiet residential area, you can easily reach the historic center of Lazise with all its attractions on foot or by bike. The characteristic old town with its medieval walls, narrow streets and numerous small stores and restaurants offers a lively atmosphere that reflects the charm of Italy in its purest form. The sandy beaches of Lake Garda are just a five-minute walk away, inviting you to relax under a parasol or take a boat trip. From the water, you can experience the surrounding villages and their enchanting landscape from a whole new perspective. Thanks to its proximity to the Affi (A22) and Peschiera del Garda (A4) highway exits, the property is also an ideal starting point for excursions in the surrounding area. Whether you want to discover the region's amusement parks, the hiking trails of Monte Baldo or the picturesque paths of Lessinia - everything is within easy reach. Here, the beauty of Lake Garda is combined with a wealth of leisure activities and an incomparable quality of life.

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Contact partner

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