Malcesine

Spacious Attico Apartment with Lake View in the Heart of Malcesine

Property ID: IT244921424

PURCHASE PRICE: 550.000 EUR • **LIVING SPACE:** ca. 124 m^2 • **ROOMS:** 5

Property ID: IT244921424 - 37018 Malcesine

- At a glance
- The property
- Energy Data
- Floor plans
- A first impression
- Details of amenities
- All about the location
- Contact partner

Property ID: IT244921424 - 37018 Malcesine

At a glance

Property ID	IT244921424
Living Space	ca. 124 m²
Floor	3
Rooms	5
Bedrooms	3
Bathrooms	1

Purchase Price	550.000 EUR
Commission	Subject to commission
Total Space	ca. 133 m²
Usable Space	ca. 124 m²
Equipment	Terrace, Fireplace, Balcony

Property ID: IT244921424 - 37018 Malcesine

Energy Data

Energy Source	Gas
Energy certificate valid until	31.03.2035

Energy Certificate	Energy demand certificate
Final Energy Demand	180.00 kWh/m²a
Energy efficiency class	G

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The property

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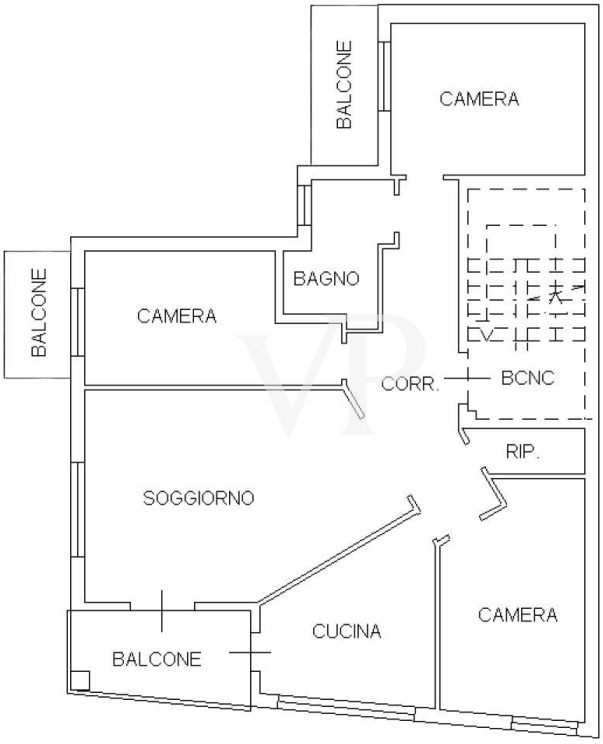
Floor plans



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

In the heart of Malcesine, just a few steps from the shores of Lake Garda, we present a rare opportunity: a spacious four-room apartment occupying the entire top floor of a building with only three units – offering maximum privacy and exclusivity. Key features of the apartment: -Prime location: Nestled in a quiet side street in the centre, it offers the convenience of having the beach, the lakeside promenade, and all services and amenities just a short walk away. -Generous space and brightness: Built in the 1970s, the property is in good condition and boasts large, well-distributed rooms. -The apartment impresses with a functional and harmonious layout. The separate kitchen and the living room both open onto a stunning panoramic terrace – the perfect spot to enjoy views of Lake Garda, the Scaliger Castle, and Monte Baldo. The spacious, light-filled living room forms the heart of the home, ideal for relaxing and entertaining. The property includes three bedrooms, a large hallway, a bathroom with window, a terrace, two balconies, a storage room, two cellars, and a shared understairs storage area. Additional advantages of the apartment: -Small residential complex with only three units and low condominium fees. -Independent heating: Gas boiler (methane) for efficient, self-managed heating. -The exclusivity of an entire panoramic top floor, generous living spaces, a private terrace, and breathtaking views make this property perfect as a primary residence, a holiday home, or a valuable investment. We are at your disposal for more information or to arrange a viewing!

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Details of amenities

It is possible to request a convenient parking subscription through the local municipality, with parking spaces available just a short distance from the property.

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All about the location

Malcesine captivates with its unique atmosphere: the historic centre, with its narrow cobbled streets, picturesque little squares, and typical Italian charm, invites you to stroll and relax in a renowned and historic setting. The famous Scaliger Castle, the modern cable car, and the impressive Monte Baldo make Malcesine truly a jewel of Lake Garda. For water sports enthusiasts, Malcesine offers numerous beaches and a variety of activities such as sailing, surfing, kitesurfing, and paragliding – or simply the pleasure of relaxing by the lakeshore. Nature lovers can easily reach Monte Baldo via the modern cable car, located just a few steps from the property – a true paradise for hikers and those seeking relaxation, offering breathtaking panoramic views. Malcesine is the ideal place for those who wish to experience an authentic Italian lifestyle, appreciate cultural variety, and enjoy a relaxed atmosphere. Your new property represents not only a beautiful home but also an extraordinary opportunity to fully embrace the true "Dolce Vita" on Lake Garda.

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Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

Largo Dante Alighieri, n.3, 25087 Salò
Tel.: +39 0365 690596
E-Mail: salo@von-poll.com

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