



## Commercial space used as an office



### Ügynök információ

|            |  |
|------------|--|
| Név:       | ArKadia  |
| Cégnév:    |  |
| Ország:    | United Kingdom   |
| Telefon:   |  |
| Languages: | Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish |

### Hirdetés részletei

|           |                |
|-----------|----------------|
| Ingatlan: | Eladó          |
| Ár:       | USD 234,697.62 |

### Elhelyezkedés

|                        |               |
|------------------------|---------------|
| Ország:                | Italy         |
| Állam/Régió/Tartomány: | Veneto        |
| Város:                 | Garda         |
| Feladta:               | 2025. 05. 24. |

#### Leírás:

In a central and convenient location of Gardone Riviera, we offer a property for office use arranged on two levels: ground floor and basement, connected internally.

The ground floor consists of an independent entrance on the street, with a room used as reception or operational area, one or more offices and a service bathroom. The spaces are well distributed and suitable for different types of professional activities.

On the basement floor are several meeting rooms, versatile environments suitable for confidential meetings, team work or consulting activities, as well as a second bathroom.

The property represents a functional and well-organized solution, ideal for professional firms, agencies or management activities that need distinct and easily accessible spaces.

#### Location

Gardone Riviera, a renowned seaside resort and health resort, offers a unique botanical mix, with vegetation typical of Lake Garda, Mediterranean, Central European and subtropical. Along the lake shore, elegant historic villas date back to the 1800s, providing relaxation, sophistication, and well-being.

The town gives visitors a special microclimate, lush nature, and a lakefront bustling with summer events. Famous for the Vittoriale degli Italiani, home of Gabriele D'Annunzio, it houses a prestigious museum. The Hruska Botanical Garden, now the André Heller Foundation, offers hundreds of species from five



continents.

Lake Garda, Italy's largest, boasts a mild climate and charming atmosphere. Terme di Sirmione, Palazzo Bettoni in Gargnano, and the Vittoriale degli Italiani are just some of the historic attractions. Desenzano and Salò offer year-round beauty with restaurants, sports activities, cultural events, and shopping.

For golf lovers, courses such as Garda Golf and Chervò are easily accessible. The region is famous for unique products such as extra virgin olive oil and renowned wines. Thanks to its strategic location, Lake Garda is easily accessible from the Brenner (A22) and Milan-Venice (A4) highways, as well as the airports of Bergamo, Verona, Milan, and Venice.

## Gyakori

Kész négyzetméter: 132 nm

## Room details

Total rooms: 3

## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 90

## Lease terms

Date Available:

## További információ

Weboldal URL: [http://www.arkadia.com/WLCC-T2152/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/WLCC-T2152/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

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