



Code: [V001356](#)

WONDERFUL TOTAL LAKE VIEW PENTHOUSE WITH SOLARIUM IN DESENZANO DEL GARDA

Via Villa del Sole Desenzano del Garda BS Italia

SALE
1.625.000€

Beds	Bathrooms	Commercial	Garden
 3	 3	 162 mq	 17,5 mq

DESCRIPTION:

Situated in an elegant context and privileged residential area of the municipality of Desenzano del Garda, convenient to services, the lake and the town centre, we propose the new construction of an elegant and modern building with only 8 prestigious units. The residence will be characterised by modern design, care and attention to detail and construction details, including earthquake-proofing, a high level and quality of finishing materials, state-of-the-art plumbing and electrical systems with basic domotics and various pre-settings including the burglar alarm, in order to guarantee the highest quality of living comfort, giving customers a real class A4 construction. Within this splendid residence we propose a fabulous penthouse situated on the second floor with beautiful and spacious outdoor living spaces with covered terraces and a private roof solarium. From all the rooms of the exclusive residence you will enjoy one of the most beautiful, exciting and total lake views of the town of Desenzano d/G, from the Veronese shore to the Brescian shore of the lake, from Sirmione to Manerba d/g up to the mountains leading to Riva del Garda, with the roofs of the town of Desenzano in the background. The penthouse will be equipped with a private lift directly connecting the garage to the apartment up to the private solarium in order to guarantee maximum security and exclusivity. At the exit of the lift in the flat we will find the large living area with kitchen, dining and living room illuminated by the beautiful full width window that connects the house to the covered terrace with dominant lake view, crossing the living area we access the spacious hallway with storage room / utility room / laundry room, bathroom, in the sleeping area we find the master bedroom with walk-in wardrobe and private bathroom and access to the second terrace, two other double bedrooms with large wardrobe areas also with exit to external outlets and another large bathroom with window. Through the private lift you can access the fabulous exclusive solarium of about 90 square meters. between the outdoor area and green tubs, where you can equip a kitchen and a living area and dehor where you can place a mini private pool. A proposal of the highest prestige in terms of location, view and design as well as construction characteristics and absolute level of finish. Excluded from the price

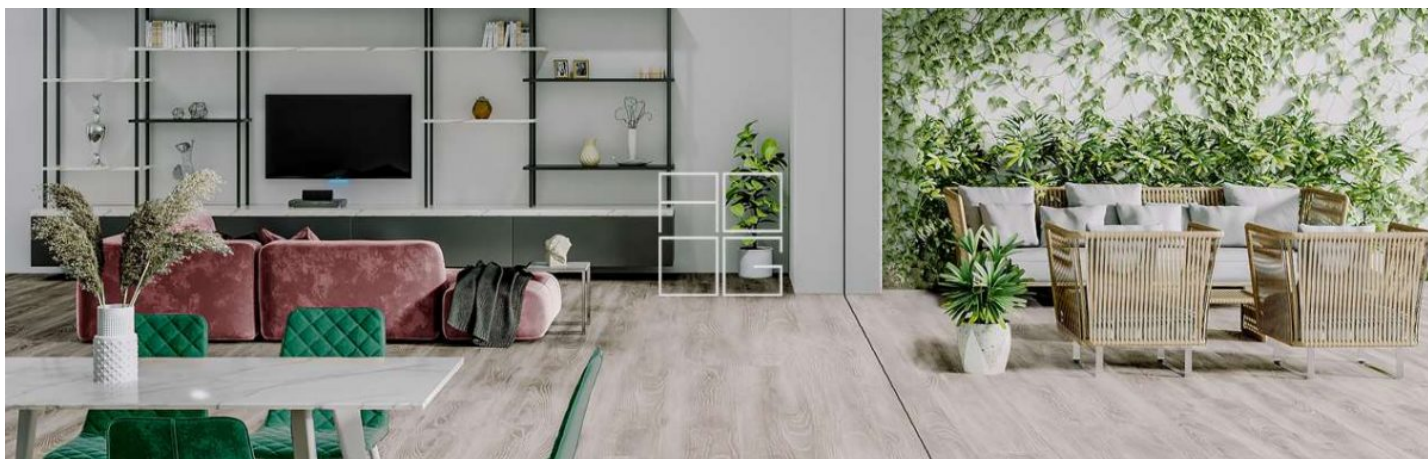


shown is the cost of the large private garage of € 125,000. Particular attention has been given to the aesthetics and design of the complex, external LED lights, glass parapets, individual photovoltaic system for each unit, lift, care of the common parts, all in order to minimize its operating costs and ensure exclusivity that can ensure the investment and the value of the property over time. Pre- and post-sales assistance and the possibility of customising the internal division of space and finishes according to high quality specifications so that you can create your own custom home. State-of-the-art contemporary living solutions to guarantee maximum living comfort. The proposed price could enjoy the tax benefits currently available if extended until December 2022 and that could allow a discount on the invoice of € 96,000 including VAT lowering the exposed price by the same amount. Further possible tax deduction of 50% of the construction cost of the garage. We remain at your disposal for further information, inspections or meetings at our offices for in-depth studies and general evaluations.



ADDITIONAL INFORMATION

Energy Rating: A4	Minimum IPE: -	Heating: Independent	State: Next Realization
Grade: Elegant	Position: Center	View: Lake View	Orientation: -
Rooms / Locals: 5	Floor: 2	Building Floors: 3	Internal Levels: 2
Garage: -	Mq Garage: -	Parking Space: -	Terraces: 3
Mq Terraces: 130	Balconies Mq: 4	Arcades: -	Mq Arcades: -
Garden: No	Kitchen: View Kitchen	Furniture: Possibility	Annual Expenses: -



ACCESSORIES

- ✓ Air Conditioning
- ✓ Data Network
- ✓ Double Entry
- ✓ Double Glasses
- ✓ Electric Gate
- ✓ Electric Shutters
- ✓ Flue
- ✓ Home Automation System
- ✓ Independent Entrance
- ✓ Jacuzzi
- ✓ Laundry
- ✓ Lift
- ✓ Optic Fiber
- ✓ Pedestrian Crossing
- ✓ Photovoltaic System
- ✓ Satellite System
- ✓ Security Door
- ✓ Theft Protection
- ✓ Video Intercom



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