



Code: [V001543](#)

## EXCLUSIVE UNIT IN ELEGANT APARTMENT BUILDING IN DESENZANO DEL GARDA

Via Villa del Sole Desenzano del Garda BS Italia

SALE  
605.000€

Beds Bathrooms Commercial



3



2



120 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 characterized by modern design, care and attention to detail and construction details, including anti-seismic, high level and quality of finishing materials, cutting-edge plumbing and electrical systems with home automation base and various predispositions including that for the burglar alarm, in order to ensure the highest quality of living comfort giving customers a real class A4 construction. Within this beautiful residence available housing solution located on the ground floor with large outdoor living spaces with terrace and covered loggia, arranged in large living area and open kitchen overlooking the terrace and has a panoramic view with a glimpse of the lake, hallway, utility room with technical room and laundry, in the sleeping area there is the master bedroom with walk-in wardrobe and private bathroom and access to the balcony, another double bedroom, third single bedroom and second bathroom. Excluded from the exposed price available double garage for two cars side by side at € 55,000. Particular attention has been given to the aesthetics and design of the complex, external LED lights, glass railings, 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

<b>Energy Rating:</b> A4	<b>Minimum IPE:</b> -	<b>Heating:</b> Independent	<b>State:</b> Next Realization
<b>Grade:</b> Elegant	<b>Position:</b> Center	<b>View:</b> Lake View	<b>Orientation:</b> -
<b>Rooms / Locals:</b> 4	<b>Floor:</b> -	<b>Building Floors:</b> 3	<b>Internal Levels:</b> 1
<b>Garage:</b> -	<b>Mq Garage:</b> -	<b>Parking Space:</b> -	<b>Terraces:</b> 1
<b>Mq Terraces:</b> 41	<b>Balconies Mq:</b> 8	<b>Arcades:</b> -	<b>Mq Arcades:</b> -
<b>Garden:</b> No	<b>Kitchen:</b> View Kitchen	<b>Furniture:</b> Possibility	<b>Annual Expenses:</b> -



## ACCESSORIES

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



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