abitare il Garda
WE MAKE IT REAL

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Code: V002149

EXCLUSIVE UNIT IN ELEGANT NEW RESIDENCE IN DESENZANO DEL GARDA

Via Flaminia 51 Desenzano del Garda BS Italia

SALE

Trattativa riservata

Beds	Bathrooms	Commercial	Garden
1	1	71,77 mq	42,62 mq

DESCRIPTION:

A short distance from the lake and the promenade, set in a quiet residential context convenient to all services and shops, we offer this exclusive residential unit in a design residence consisting of only seven elegant units with a beautiful swimming pool area and communal outdoor areas. The building with a modern design in Bio construction will be completed by July/September 2024 with ecological and technological building materials and with high quality finishes to guarantee a true Class A. Construction of the latest anti-seismic generation, basic home automation system remotely, video intercom, photovoltaic system, underfloor heating system and provision for air conditioning, lift, high quality finishing materials that can be customised as per the specifications. The house in question is located on the ground floor with exclusive porch and garden. Beautiful living area with open kitchen and bioclimatic greenhouse with access through the large windows to the porch and private garden, beautiful hallway sleeping area where we find a double bedroom and a bathroom. Excellent brightness is guaranteed by the large windows in all the rooms that give direct access to the outside. Large garages are available in the basement, connected by lift from the stairwell, with prices starting from € 25,000.00. VERY IMPORTANT: possibility of considerable tax relief in the amount of € 81,600.00 including VAT to be deducted over 5 years for customers with tax capacity. We remain at your disposal for further information, documentation, specifications and inspection upon request.

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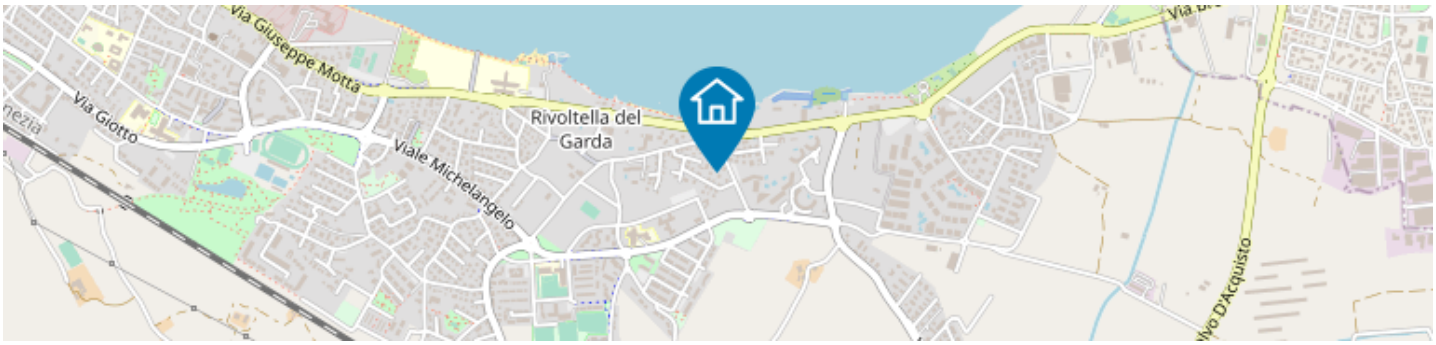
ADDITIONAL INFORMATION

Energy Rating: A1	**Minimum IPE:** -	**Heating:** Independent	**State:** Under Construction
Grade: Elegant	**Position:** Lake	**View:** Garden View	**Orientation:** -
Rooms / Locals: 2	**Floor:** -	**Building Floors:** 4	**Internal Levels:** 1
Garage: -	**Mq Garage:** -	**Parking Space:** -	**Terraces:** -
Mq Terraces: -	**Balconies Mq:** -	**Arcades:** 1	**Mq Arcades:** 9,96
Garden: Private	**Kitchen:** Open Kitchen	**Furniture:** Possibility	**Annual Expenses:** -



ACCESSORIES

- ✓ Air Conditioning
- ✓ Condominium Park
- ✓ Data Network
- ✓ Double Glasses
- ✓ Electric Gate
- ✓ Electric Shutters
- ✓ Home Automation System
- ✓ Lift
- ✓ Mosquito Nets
- ✓ Photovoltaic System
- ✓ Pool
- ✓ Satellite System
- ✓ Security Door
- ✓ Theft Protection
- ✓ Veranda
- ✓ Video Intercom



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