



Code: [V002156](#)

## 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
 2	 2	 101,5 mq	 266 mq

### DESCRIPTION:

A short distance from the lake and the promenade, in a quiet residential context convenient to all services and stores, we propose this exclusive residential unit inserted in design Residence composed of only seven elegant units equipped with beautiful pool area and common dehor. The Palace, with modern design, will be built with special attention to detail and in Bio construction, and will be completed and delivered by July/September 2024 with ecological, technological building materials and with high quality finishes such as to ensure 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, elevator, finishing materials of the highest quality customizable as per specifications. The subject house 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, nice hallway sleeping area where we find a master bedroom, a second bedroom and two bathrooms. Beautiful outdoor garden area that runs around the house. Excellent brightness guaranteed by the large windows in all rooms that directly access the outside. Large garages are available in the basement, connected by elevator from the stairwell, with prices starting from € 29.000,00. VERY IMPORTANT: possibility of significant tax relief in the amount of € 81,600.00 including VAT to be deducted over 5 years in favor of customers with tax capacity. We remain available for further information, documentation, specifications and inspection upon request.

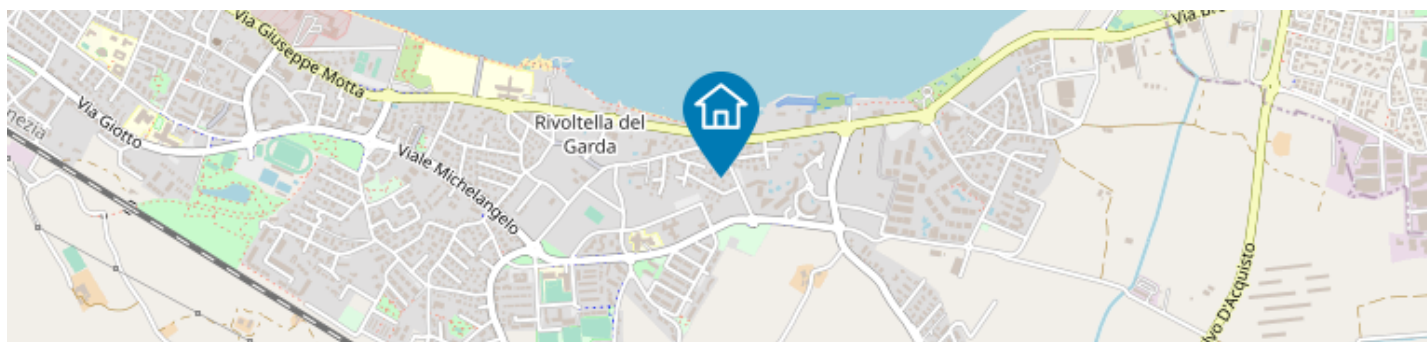
## ADDITIONAL INFORMATION

<b>Energy Rating:</b> A2	<b>Minimum IPE:</b> -	<b>Heating:</b> Independent	<b>State:</b> Under Construction
<b>Grade:</b> Elegant	<b>Position:</b> Lake	<b>View:</b> Garden View	<b>Orientation:</b> -
<b>Rooms / Locals:</b> 3	<b>Floor:</b> -	<b>Building Floors:</b> 4	<b>Internal Levels:</b> 1
<b>Garage:</b> -	<b>Mq Garage:</b> -	<b>Parking Space:</b> -	<b>Terraces:</b> -
<b>Mq Terraces:</b> -	<b>Balconies Mq:</b> -	<b>Arcades:</b> 1	<b>Mq Arcades:</b> 18,8
<b>Garden:</b> Private	<b>Kitchen:</b> View Kitchen	<b>Furniture:</b> Possibility	<b>Annual Expenses:</b> -



## 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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