



Code: [V002247](#)

## MODERN VILLA NEAR THE LAKE AND THE CITY CENTER IN DESENZANO DEL GARDA

Via Michelangelo Desenzano del Garda BS Italia

**SALE**  
**1.300.000€**

Beds	Bathrooms	Commercial	Garden
 3	 3	 177 mq	 415 mq

### DESCRIPTION:

Just 300 meters from the lake and the promenade, within a short distance from the historic center of Desenzano del Garda, we offer for sale a modern and exclusive villa under construction. Nestled in a quiet setting with convenient access to essential services, this villa is developed over two above-ground floors, featuring spacious interiors and exteriors. On the ground floor, the living area includes a bioclimatic greenhouse, an open-plan kitchen and direct access through large glass doors to the porch, garden and private pool. Additionally, this level features a windowed bathroom and a technical room. The sleeping area is located on the upper floor and consists of a master bedroom with a private bathroom and walk-in closet, a double bedroom, a single bedroom and an additional windowed bathroom. Each room enjoys direct access to the large terrace. Completing the property are a convenient double garage and an outdoor parking space on the ground floor. This contemporary-designed villa is distinguished by excellent energy efficiency, high-quality finishes, meticulous attention to detail, and carefully selected construction materials, ensuring a high level of living comfort. We are available for further information upon request.

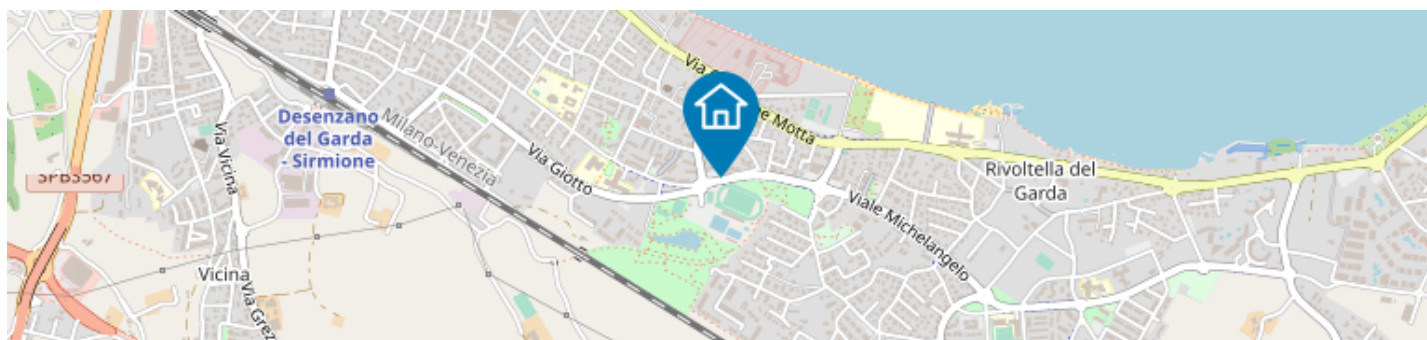
## ADDITIONAL INFORMATION

<b>Energy Rating:</b> A4	<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> 5	<b>Floor:</b> -	<b>Building Floors:</b> 2	<b>Internal Levels:</b> 2
<b>Garage:</b> 1	<b>Mq Garage:</b> 32	<b>Parking Space:</b> 1	<b>Terraces:</b> 2
<b>Mq Terraces:</b> 40	<b>Balconies Mq:</b> -	<b>Arcades:</b> 2	<b>Mq Arcades:</b> 36
<b>Garden:</b> Private	<b>Kitchen:</b> View Kitchen	<b>Furniture:</b> Possibility	<b>Annual Expenses:</b> -



## ACCESSORIES

- ✓ Air Conditioning    ✓ Data Network    ✓ Double Entry    ✓ Double Glasses    ✓ Electric Gate
- ✓ Electric Shutters    ✓ Independent Entrance    ✓ Photovoltaic System    ✓ Pool    ✓ Satellite System
- ✓ Security Door    ✓ Theft Protection    ✓ Video Intercom



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