



Code: **V002245**

## FLAT 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	 62,04 mq	 155 mq

### DESCRIPTION:

A short distance from the lake and the promenade, in a quiet residential context convenient to all services and shops, we propose this exclusive residential unit inserted in a design Residence consisting of only seven elegant units with a beautiful swimming pool area and communal dehors. The building, with its modern design, will be built with particular attention to detail and in Bio-building, and will be completed and delivered by July/September 2024 with ecological, technological building materials and with high quality finishes to guarantee a true Class A standard. Latest-generation earthquake-proof construction, basic home automation system remotely controlled, video intercom, photovoltaic system, underfloor heating system and predisposition for air conditioning, lift, high quality finishing materials that can be customised as per specifications. The house in question is located on the ground floor with a large porch and exclusive garden. Beautiful living area with open kitchen 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 guaranteed by the large windows in all the rooms which directly access the outside. Large garages are available in the basement, connected by lift from the stairwell, with prices starting from € 29,000.00. 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.

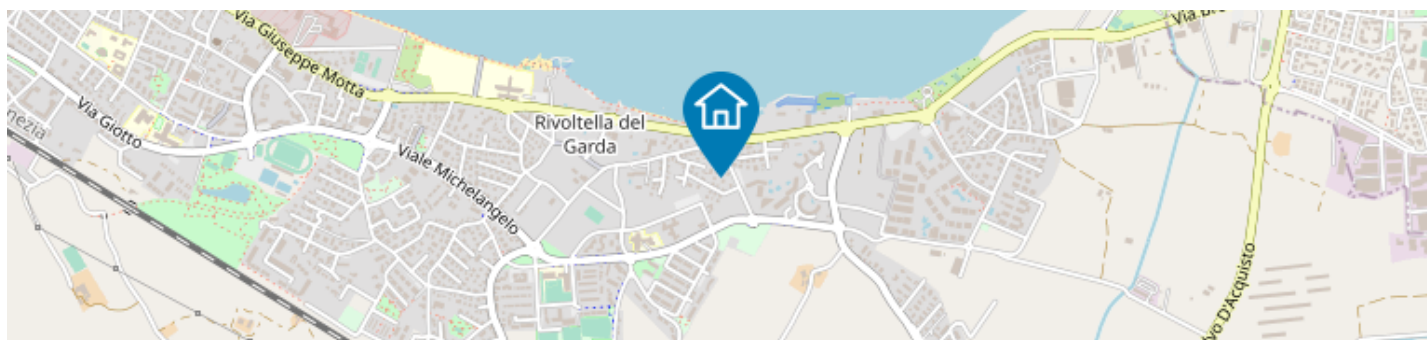
## ADDITIONAL INFORMATION

<b>Energy Rating:</b> A1	<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> 2	<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
<b>Garden:</b> Private	<b>Kitchen:</b> Open 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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