







Code: V002354

## EXCLUSIVE FOUR-ROOM FIRST FLOOR APARTMENT IN DESENZANO DEL GARDA

Via Zadei Desenzano del Garda BS Italia

SALE 670.000€

Beds

Bathrooms

Commercial









110,63 mg

## **DESCRIPTION:**

A short distance from the town center and the train station of Desenzano del Garda, in a quiet and elegant residential setting convenient to all services, we offer this exclusive residential unit in the designer building "RESIDENZA AI POETI", consisting of only five prestigious housing units with a beautiful swimming pool area and common outdoor spaces. The building, with modern design, was constructed with special attention to construction details and top-quality finishes, ensuring true Energy Class A. Latest-generation earthquake-resistant construction, basic home automation with remote management, video intercom, photovoltaic system, underfloor heating system, ducted air conditioning in the living area and split units in the sleeping area, elevator, and very high-quality finishing materials. The apartment is located on the first floor and features a large livable terrace for outdoor living. Spacious living area with open kitchen and access through large windows to the terrace, hallway, three bedrooms and two bathrooms. Beautiful outdoor area for enjoying and dining in the open air. Excellent brightness ensured by large openings in all rooms. In the basement, connected by staircase and elevator, a large garage is available at the price of €92,000. Possibility of tax benefits up to €96,000 including VAT, depending on purchase as a first or second home and individual income capacity. We remain at your disposal for further information, documentation, and on-site visits upon request.



ADDITIONAL INFOR	RMATION		
Energy Rating: A4	Minimum IPE: -	Heating: Independent	State: New
<b>Grade:</b> Elegant	Position: Center	View: Open View	Orientation: -
Rooms / Locals: 4	Floor: 1	<b>Building Floors:</b> 3	Internal Levels: 1
Garage: -	Mq Garage: -	Parking Space: -	Terraces: 1
Mq Terraces: 24,22	Balconies Mq: -	Arcades: -	Mq Arcades: -
Garden: Common	Kitchen: View Kitchen	Furniture: Possibility	Annual Expenses: -



## ACCESSORIES

- Air Conditioning
- Condominium
  Park
- ✓ Data Network
- Electric Gate
- Electric Shutters

- / Lift
- Mosquito Nets
- PhotovoltaicSystem
- ✓ Pool
- Satellite System

- Security Door
- Theft Protection
- ✓ Video Intercom
- ✓ Video Surveillance



