




Code: [V002356](#)

## EXCLUSIVE PENTHOUSE WITH LAKE VIEW – DESENZANO DEL GARDA IN DESENZANO DEL GARDA

Via Zadei Desenzano del Garda BS Italia

**SALE**  
**1.800.000€**

Beds      Bathrooms      Commercial  
 3       3       199 mq

### DESCRIPTION:

Just a few steps from the center of Desenzano del Garda and the railway station, in an elegant and private residential setting, we offer an exclusive penthouse located in a modern residence of only five units, enhanced by a swimming pool and refined common areas. The residence: • Modern architecture with high-end finishes • Energy class A4 and latest-generation earthquake-resistant construction • Basic home automation system with remote control • Photovoltaic system, underfloor heating and air conditioning • Elevator with direct access to the apartment • Premium quality materials and construction details The penthouse: • Located on the second and top floor • Spacious livable terraces with stunning lake views • Private entrance with direct elevator access • Bright open-plan living area with open kitchen and large panoramic windows • Three bedrooms, including a master suite with walk-in closet and en-suite bathroom • Two additional bathrooms, one with laundry area Exclusive solarium: • Accessible via an internal staircase, the private rooftop solarium offers a unique space • Possibility of outdoor kitchen, relaxation area and jacuzzi, with a breathtaking 360° view of the lake and the old town rooftops Additional spaces: • Large underground quadruple garage, directly connected by elevator (included in the price) Highlights: • Exceptional brightness thanks to large glass surfaces • Exclusive and private setting • Potential tax benefits up to €96,000 (VAT included), depending on use and income capacity A unique opportunity for those seeking a high-end penthouse with modern comfort and lake view. We remain at your disposal for further information, details and viewings.

## ADDITIONAL INFORMATION

<b>Energy Rating:</b> A4	<b>Minimum IPE:</b> 47,82	<b>Heating:</b> Independent	<b>State:</b> New
<b>Grade:</b> Elegant	<b>Position:</b> Center	<b>View:</b> Lake View	<b>Orientation:</b> -
<b>Rooms / Locals:</b> 5	<b>Floor:</b> 2	<b>Building Floors:</b> 3	<b>Internal Levels:</b> 2
<b>Garage:</b> 1	<b>Mq Garage:</b> 85	<b>Parking Space:</b> -	<b>Terraces:</b> 2
<b>Mq Terraces:</b> 158	<b>Balconies Mq:</b> -	<b>Arcades:</b> -	<b>Mq Arcades:</b> -
<b>Garden:</b> Common	<b>Kitchen:</b> View Kitchen	<b>Furniture:</b> New Furniture	<b>Annual Expenses:</b> 6800



## ACCESSORIES

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



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