



Code: [V002356](#)

## EXCLUSIVE LAKE VIEW PENTHOUSE IN DESENZANO DEL GARDA

Via Zadei Desenzano del Garda BS Italia

SALE  
Trattativa  
riservata

Beds 3 Bathrooms 3 Commercial 199 mq

### DESCRIPTION:

A short distance from the town center and the Desenzano del Garda railway station, set in a quiet and elegant residential area convenient to all services, we offer this exclusive residential unit within a designer building called "RESIDENZA AI POETI." This prestigious residence consists of only five luxury apartments and features a beautiful pool area and shared outdoor spaces. The modern-design building will be constructed with meticulous attention to architectural details and high-quality finishes, ensuring a true Class A energy rating. It will incorporate the latest generation of earthquake-resistant construction, a basic remote home automation system, a video intercom, a photovoltaic system, underfloor heating, and provisions for air conditioning. Additionally, it will include an elevator and high-quality, customizable finishing materials as specified in the project plans. The exclusive and prestigious penthouse in question is located on the second and top floor, boasting stunning, spacious terraces where you can relax outdoors and enjoy breathtaking views of the lake and the rooftops of the town. Inside, the property features a spacious entrance with direct elevator access, a large and elegant living area with an open-plan kitchen, and direct access through expansive glass doors to the covered terraces. The layout includes a large hallway, three bedrooms (including a master suite with a walk-in closet and private bathroom), and two additional bathrooms, one of which includes a laundry area. A private staircase leads to the rooftop solarium terrace, where you can create an outdoor living area with a kitchen and a hot tub, all while enjoying a magnificent 360° view of the lake and the surrounding landscape. The excellent brightness of the apartment is ensured by the large windows in every room, providing direct access to the outdoor spaces. In the basement, accessible via the staircase and elevator, a spacious and prestigious garage for four cars is available for €137,000. There is also a potential tax deduction of up to €96,000 (including VAT), depending on whether the purchase is for a first or second home and based on the buyer's financial situation. This is an exclusive and highly prestigious opportunity. We remain available for further information, documentation,

project specifications, and on-site visits upon request.

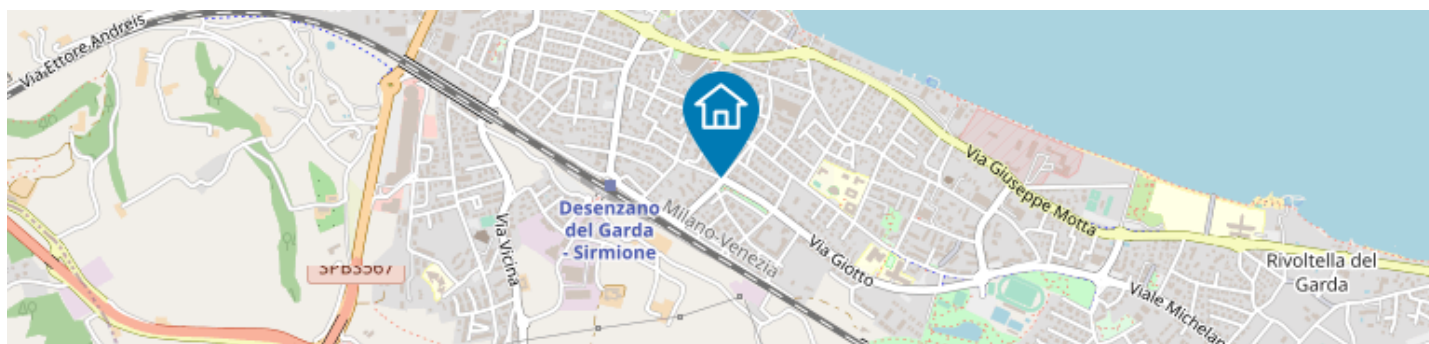
## ADDITIONAL INFORMATION

<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> 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> 1
<b>Garage:</b> -	<b>Mq Garage:</b> -	<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> Possibility	<b>Annual Expenses:</b> -



## ACCESSORIES

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



Discover more  
Point here your smartphone