






Code: [V002479](#)

## ELEGANT SOLUTION OVERLOOKING THE OLD HARBOUR IN DESENZANO DEL GARDA

Via Porto Vecchio Desenzano del Garda BS Italia

**SALE**  
**2.418.000€**

Beds Bathrooms Commercial  
 2  5  219 mq

### DESCRIPTION:

In the historic centre of Desenzano del Garda, between the two main squares of the town, overlooking the characteristic Venetian harbour, as part of a major renovation of an attractive 17th-century Venetian-Garda-style palace, we offer for sale a unique and elegant apartment of ample size. The flat, located on the third and top floor served by a lift with access to the private landing, consists of a large entrance hall complete with a convenient laundry room and a first large bathroom, a large living room lighted by windows overlooking the Porto Vecchio where we find the living area, dining room and the spacious kitchen area from which it is also possible to access the convenient pantry room and the laundry room, spaces that are also perfect for the creation of a bedroom and a bathroom to be used by service staff. Moving on to the sleeping area, this consists of two large double bedrooms, both complete with private bathroom, located on the loft area accessible by means of an elegant design staircase characterised by a splendid winter garden that makes this real estate solution even more unique. Completing and further enriching this unique and elegant real estate solution is the spacious spa area complete with Jacuzzi, sauna, Turkish bath and a dedicated bathroom, all located directly in the flat. This is a unique and important solution, with attention to the smallest detail and top-quality finishes. The price quoted is for the purchase of the flat in its current state, i.e. in an advanced state of construction, with the possibility of proceeding with a contract for its finishing, and in this way being able to benefit from the tax deductions. Should you instead opt for the purchase of the finished property, the request is € 2,511,000. We remain at your disposal for further information and on-site visits.

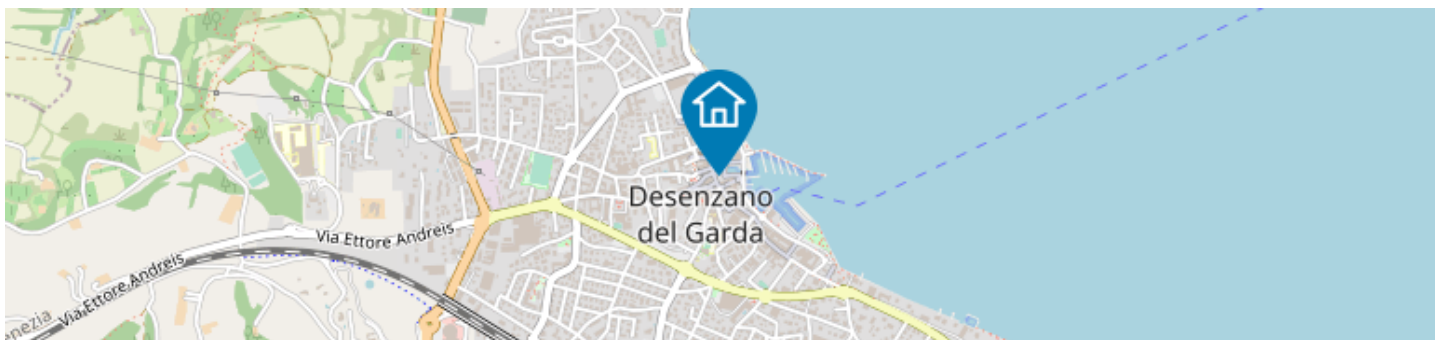
## ADDITIONAL INFORMATION

<b>Energy Rating:</b> A1	<b>Minimum IPE:</b> -	<b>Heating:</b> Independent	<b>State:</b> Renovated
<b>Grade:</b> Elegant	<b>Position:</b> Inner City	<b>View:</b> Lake View	<b>Orientation:</b> -
<b>Rooms / Locals:</b> 5	<b>Floor:</b> 3	<b>Building Floors:</b> 4	<b>Internal Levels:</b> 2
<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> -	<b>Mq Arcades:</b> -
<b>Garden:</b> No	<b>Kitchen:</b> View Kitchen	<b>Furniture:</b> Possibility	<b>Annual Expenses:</b> -



## ACCESSORIES

- ✓ Air Conditioning    ✓ Closet    ✓ Data Network    ✓ Double Entry    ✓ Double Glasses
- ✓ Home Automation System    ✓ Laundry    ✓ Lift    ✓ Pedestrian Crossing    ✓ Satellite System
- ✓ Security Door    ✓ Theft Protection    ✓ Video Intercom



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