



Code: [V002571](#)

## EXCLUSIVE UNIT WITH TOTAL LAKE VIEW IN DESENZANO DEL GARDA

Via Cavour Desenzano del Garda BS Italia

**SALE**  
**1.700.000€**

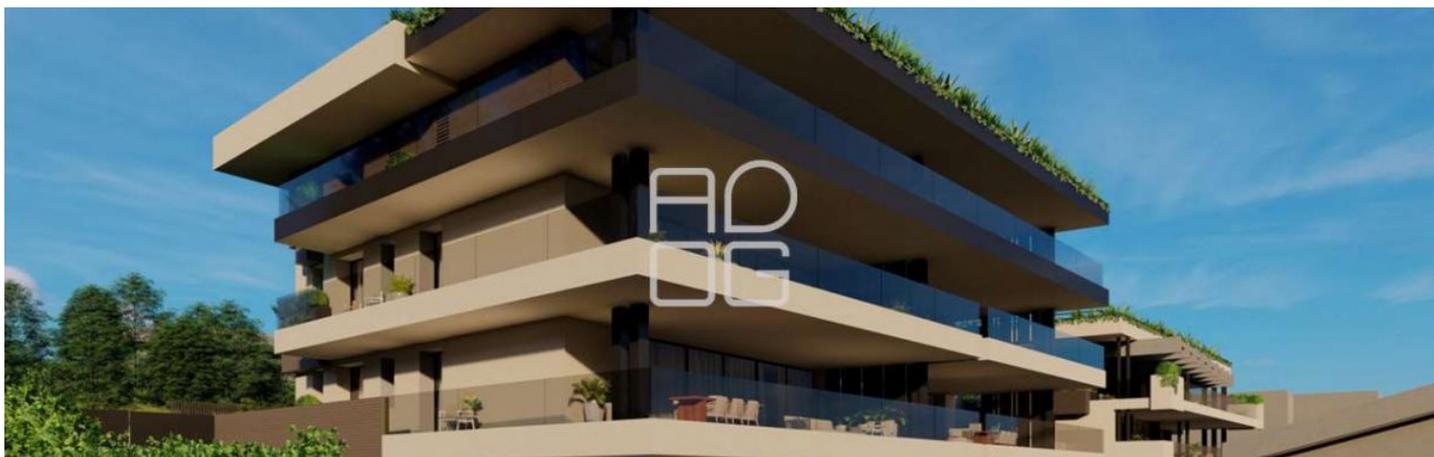
Beds 3 Bathrooms 3 Commercial 146,16 mq

### DESCRIPTION:

Set within an elegant and exclusive setting located in a privileged area overlooking Lake Garda and the town of Desenzano del Garda, just a short distance from the town center and all services, we offer a magnificent residential unit within a luxurious development: an exclusive prestigious building comprising only a few high-end residential units. The prestigious residence will feature modern design, meticulous attention to detail, including anti-seismic construction elements, the highest standards and quality of finishing materials, and state-of-the-art hydraulic and electrical systems with home automation and various pre-installations, all designed to ensure maximum living comfort and to deliver a true Class A energy-efficient building. Within this splendid residence, we offer this first-floor apartment boasting a FULL LAKE VIEW, with large, livable outdoor spaces including a terrace and a covered loggia. The layout includes a spacious living area with open-plan kitchen overlooking the terrace and enjoying breathtaking panoramic lake views, a hallway leading to the sleeping area where there is a technical/storage room, a first bathroom for the living area, a master bedroom with walk-in wardrobe and private bathroom, two additional bedrooms and two further bathrooms, as well as balconies accessible from the bedrooms. The exclusive unit also includes a large underground garage suitable for multiple vehicles. Special attention has been given to the aesthetics and design of the complex, featuring external LED lighting, glass balustrades, photovoltaic system, elevator, and meticulously maintained common areas, all aimed at minimizing management costs and ensuring long-term exclusivity, investment security, and property value. Specifications include top-quality finishes. Contemporary, cutting-edge residential solutions designed to guarantee maximum living comfort. Expected completion: mid-2026. We remain at your disposal for further information, site visits, or meetings at our offices for in-depth discussions and general evaluations.

## 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> Hill	<b>View:</b> Lake View	<b>Orientation:</b> -
<b>Rooms / Locals:</b> 4	<b>Floor:</b> 1	<b>Building Floors:</b> 3	<b>Internal Levels:</b> 1
<b>Garage:</b> 1	<b>Mq Garage:</b> 81,39	<b>Parking Space:</b> -	<b>Terraces:</b> 1
<b>Mq Terraces:</b> 63,9	<b>Balconies Mq:</b> 9,69	<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
- ✓ Closet
- ✓ Condominium Park
- ✓ Data Network
- ✓ Electric Gate
- ✓ Electric Shutters
- ✓ Home Automation System
- ✓ Laundry
- ✓ Lift
- ✓ Mosquito Nets
- ✓ Photovoltaic System
- ✓ Satellite System
- ✓ Security Door
- ✓ Theft Protection
- ✓ Video Intercom



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