



Code: [V002595](#)

FOUR-ROOM APARTMENT IN DESENZANO DEL GARDA

Via Enrico Mattei Desenzano del Garda BS Italia

SALE
539.000€

Beds Bathrooms Commercial
 3  2  99 mq

DESCRIPTION:

Located in a well-served area just a short distance from the center of Rivoltella del Garda and all amenities such as shops, schools, main roads, and the lake, we offer a modern apartment in an exclusive, recently built residential complex with a swimming pool, where every detail is designed to offer comfort, privacy, and a superior quality of life. Situated on the first and top floor of an elegant and quiet building (without an elevator), the apartment opens onto a welcoming living room with an open-plan kitchen. A large sliding glass door provides direct access to a spacious, livable terrace, ideal for outdoor dining. A hallway leads to the sleeping area, which includes a spacious master bedroom, two single bedrooms, and two elegant and functional windowed bathrooms with showers. From the sleeping area, there is also access to two comfortable balconies, offering additional outdoor space. Particular attention has been given to the high-quality finishes, especially the parquet flooring, whitewashed exposed beam ceiling, and stylish bathroom ceramics. This high-quality construction has been designed with energy efficiency in mind, featuring water-saving systems, thermal insulation with external cladding, acoustic insulation, individual and shared photovoltaic panels, low-emissivity glass, video intercom, air conditioning, and an anti-seismic structure. The property is completed by a double garage with an electric overhead door and a cellar. The listed price does not include the furniture, for which the asking price is €40,000. We are available for further information and on-site visits.

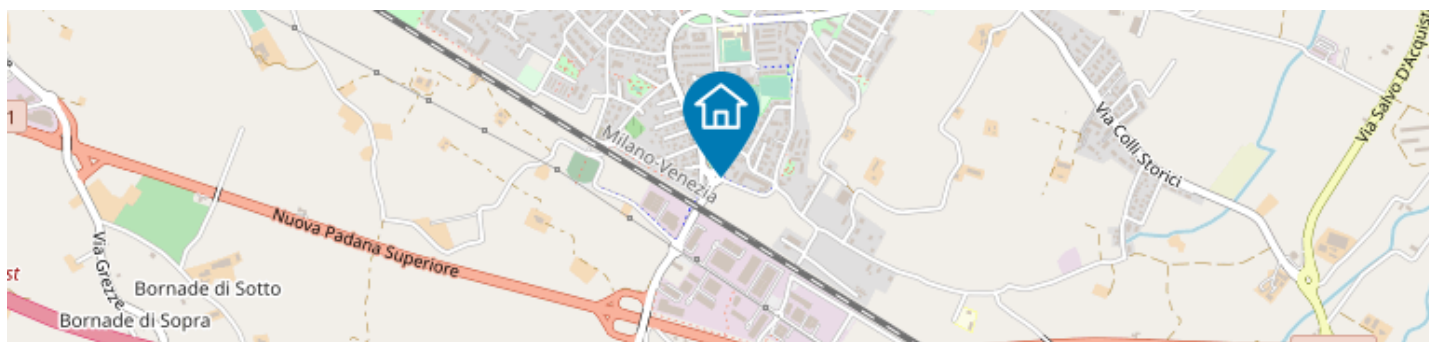
ADDITIONAL INFORMATION

Energy Rating: A4	Minimum IPE: 34,75	Heating: Independent	State: Perfect Conditions
Grade: Elegant	Position: Suburb	View: Open View	Orientation: -
Rooms / Locals: 5,5	Floor: 1	Building Floors: 2	Internal Levels: 1
Garage: 2	Mq Garage: 28	Parking Space: -	Terraces: 1
Mq Terraces: 19,5	Balconies Mq: 6	Arcades: -	Mq Arcades: -
Garden: No	Kitchen: View Kitchen	Furniture: Not Furnished	Annual Expenses: 2100



ACCESSORIES

- ✓ Air Conditioning
- ✓ Data Network
- ✓ Double Entry
- ✓ Double Glasses
- ✓ Electric Gate
- ✓ Electric Shutters
- ✓ Home Automation System
- ✓ Mosquito Nets
- ✓ Optic Fiber
- ✓ Photovoltaic System
- ✓ Pool
- ✓ Satellite System
- ✓ Security Door
- ✓ Solar Panels
- ✓ Theft Protection
- ✓ Video Intercom



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