

Code: [V002636](#)

## NEW APARTMENT WITH GARDEN AND POOL IN DESENZANO DEL GARDA IN DESENZANO DEL GARDA

Via Irta 46 Desenzano del Garda BS Italia

**SALE**  
**545.000€**

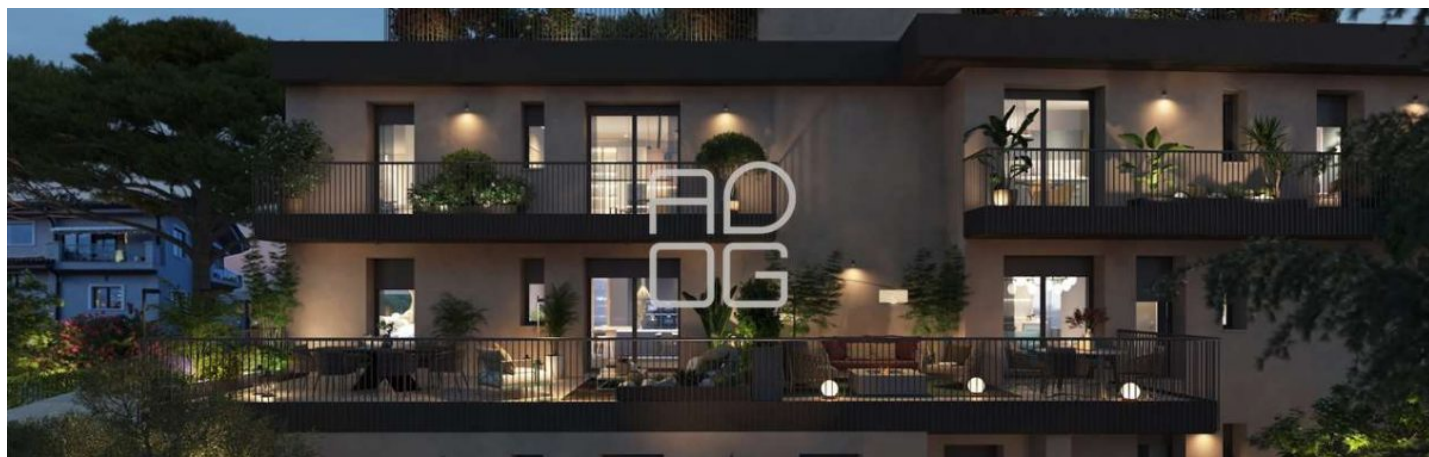
Beds	Bathrooms	Commercial	Garden
 2	 2	 90 mq	 82 mq

### DESCRIPTION:

In the heart of Desenzano, just a few steps from the town center, a well-established developer presents an exclusive residence with a shared swimming pool, designed to offer modern design, maximum comfort, and energy efficiency in Class A4. Among the available units, a ground-floor three-room apartment with a private garden stands out—ideal for those who wish to live in an elegant environment, surrounded by greenery and close to all amenities. Apartment layout: □ Spacious living room with open-plan kitchen □ Porch and private garden, perfect for outdoor dining □ Double bedroom □ Single bedroom □ Two bathrooms □ Private garages with direct elevator access Unique experience at the on-site showroom: □ Visit the showroom directly on site and preview your future home □ Choose high-quality, personalized finishes and solutions Thanks to augmented reality, you can see the spaces fully furnished based on your choices, tailored to your needs and dimensions. Contact us for more information and to book an appointment!

## 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> -	<b>Orientation:</b> -
<b>Rooms / Locals:</b> 3	<b>Floor:</b> -	<b>Building Floors:</b> 3	<b>Internal Levels:</b> -
<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> Private	<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
- ✓ Laundry
- ✓ Lift
- ✓ Mosquito Nets
- ✓ Photovoltaic System
- ✓ Pool
- ✓ Satellite System
- ✓ Security Door
- ✓ Theft Protection
- ✓ Video Intercom



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