



Code: **V002649**

## RESIDENZA MAGNOLIA - UNIT 06 IN DESENZANO DEL GARDA

Via Irta 46 Desenzano del Garda BS Italia

**SALE**  
**495.000€**

Beds Bathrooms Commercial



2



2



77 mq

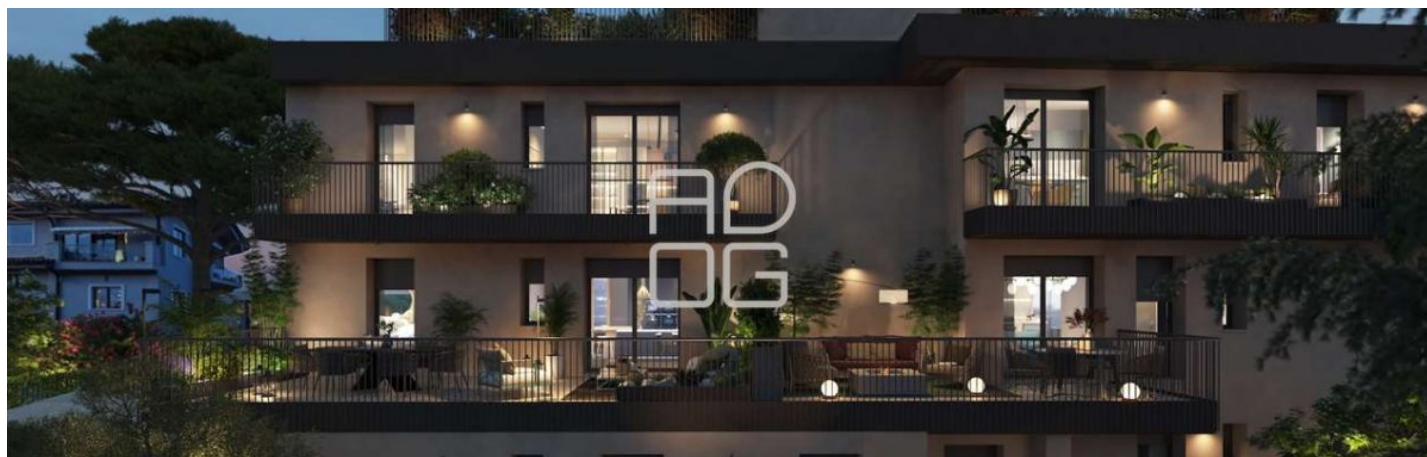
### DESCRIPTION:

Imagine living in a residence where elegance, innovation, and well-being come together to offer you an unparalleled living experience. In the heart of Desenzano, just a few steps from the town center and conveniently close to all services, an exclusive complex is taking shape—designed for those who seek the very best in terms of design and comfort. This refined project, consisting of just eleven units, seamlessly integrates modern architecture into its surroundings, creating a perfect harmony between indoor and outdoor spaces. Expansive floor-to-ceiling windows allow natural light to take center stage, enhancing the brightness of the interiors and fostering a wonderful sense of continuity with the outdoor environment. For moments of relaxation, the swimming pool and elegant solarium area provide a peaceful retreat—an exclusive oasis where you can fully enjoy your free time. But this residence is more than just beauty: every detail has been carefully planned to ensure maximum energy efficiency and sustainability. Built with an A4 energy rating, it features a fully gas-free system and an advanced photovoltaic setup, guaranteeing reduced consumption and exceptional living comfort. Technology enhances everyday well-being with a smart home system, underfloor heating, and a sophisticated controlled mechanical ventilation system. Additionally, meticulous attention to thermal and acoustic insulation ensures that every space remains perfectly comfortable in every season, shielding you from noise and temperature fluctuations. Among the available options, Unit 06 represents the perfect balance of functionality and elegance. Located on the first floor, it boasts a spacious open-plan living area, where the kitchen blends seamlessly with the lounge, creating a welcoming and luminous space. Large glass doors provide direct access to the terrace—an extension of the home itself—perfect for enjoying the outdoors. The sleeping area is designed for privacy and comfort: the master bedroom opens directly onto the terrace, enhancing the seamless connection between indoor and outdoor living, while the second bedroom, with access to a private balcony, can be used as a guest room, study, or children's room. The two bathrooms, finished with the finest materials, combine modern solutions with high-quality design, ensuring both style and functionality. If you dream of a home that blends technology, style, and quality of life, this is the perfect

opportunity. Contact us to discover this exclusive residence.

## 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> 1	<b>Building Floors:</b> 3	<b>Internal Levels:</b> -
<b>Garage:</b> -	<b>Mq Garage:</b> -	<b>Parking Space:</b> -	<b>Terraces:</b> 1
<b>Mq Terraces:</b> 43	<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
- ✓ Laundry
- ✓ Lift
- ✓ Mosquito Nets
- ✓ Photovoltaic System
- ✓ Pool
- ✓ Satellite System
- ✓ Security Door
- ✓ Theft Protection
- ✓ Video Intercom



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