



Code: [V002650](#)

## RESIDENZA MAGNOLIA - UNIT 07 IN DESENZANO DEL GARDA

Via Irta 46 Desenzano del Garda BS Italia

**SALE**  
**545.000€**

Beds      Bathrooms      Commercial

 2       2       87 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 center and conveniently close to all services, an exclusive complex is born, designed for those seeking the very best in design and comfort. A refined project, consisting of only eleven units, where modern architecture blends seamlessly with the surroundings, creating harmony between indoor and outdoor spaces. The large glass windows allow natural light to take center stage, enhancing the brightness of the interiors and creating a wonderful sense of continuity with the outdoor areas. For moments of relaxation, the swimming pool and the elegant solarium area provide a peaceful and luxurious retreat, perfect for enjoying your free time in an exclusive atmosphere. This residence is not just about beauty: every detail has been carefully designed to ensure maximum energy efficiency and sustainability. Built to A4 energy class standards, with a completely gas-free system and an advanced photovoltaic system, it guarantees low energy consumption and superior living comfort. Technology enhances everyday well-being, thanks to a home automation system, underfloor heating, and a sophisticated controlled mechanical ventilation system. Furthermore, special attention to thermal and acoustic insulation ensures that every environment remains perfect in every season, protecting you from noise and temperature fluctuations. Among the available solutions, Unit 07 represents the perfect balance between functionality and elegance. Located on the first floor, it features a spacious living area with an open-plan kitchen that seamlessly integrates with the living room, creating a welcoming and luminous space. The large glass doors provide direct access to the spacious balcony, a true extension of the home, ideal for enjoying the outdoors. The sleeping area is designed for privacy and comfort: the master bedroom opens directly onto the second balcony, offering a pleasant connection with the exterior, while the second bedroom can be used as a guest room, study, or children's room. The two bathrooms, meticulously designed, are finished with high-quality materials and equipped with modern solutions that combine practicality and style. 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.

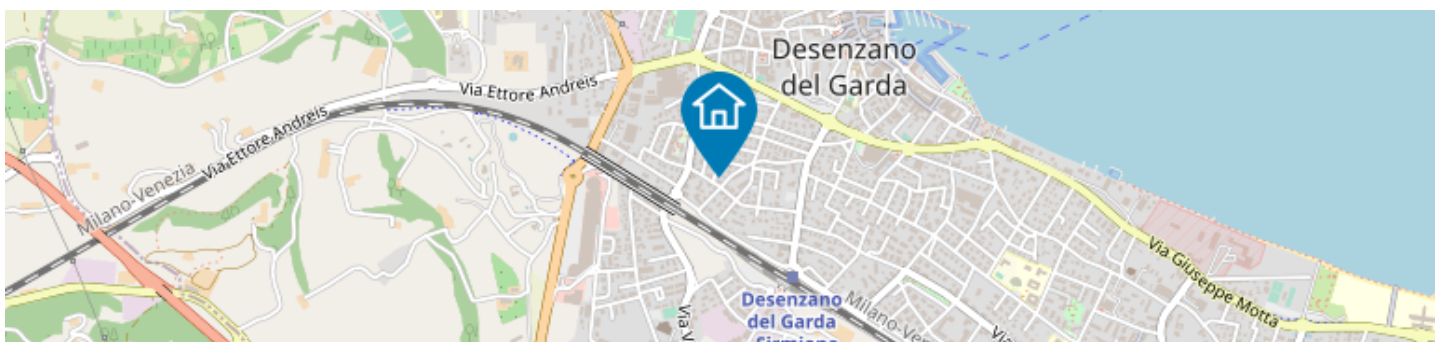
## ADDITIONAL INFORMATION

<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> -
<b>Mq Terraces:</b> -	<b>Balconies Mq:</b> 22	<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



Discover more  
Point here your smartphone