



Code: [V002652](#)

RESIDENZA MAGNOLIA - UNIT 09 IN DESENZANO DEL GARDA

Via Irta 46 Desenzano del Garda BS Italia

SALE
530.000€

Beds Bathrooms Commercial



2



2



83 mq

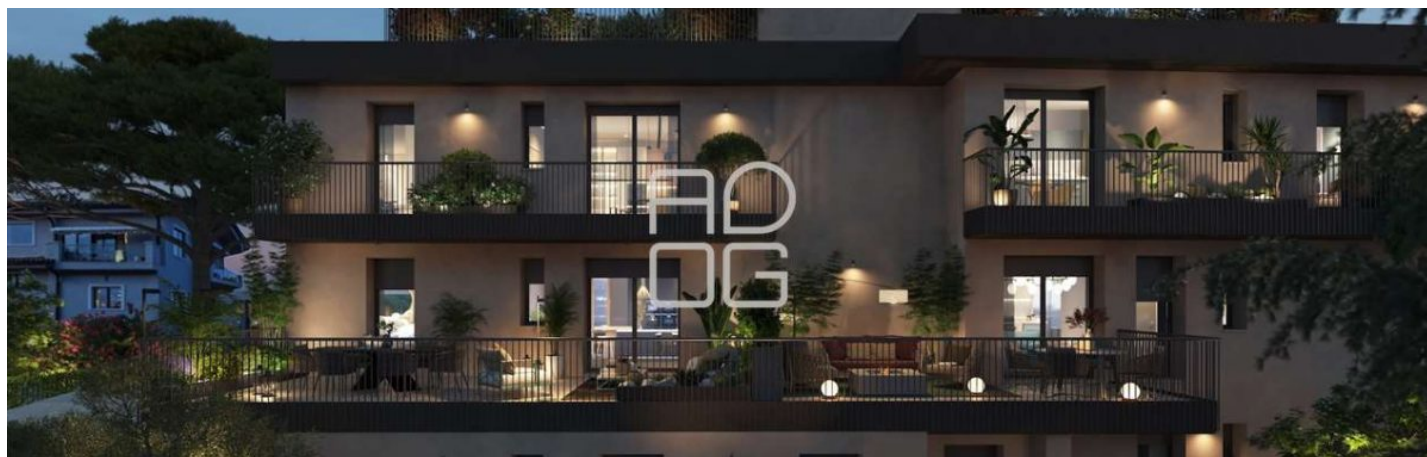
DESCRIPTION:

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 born, designed for those seeking the ultimate in design and comfort. A refined project, consisting of only eleven units, where modern architecture seamlessly blends into its surroundings, creating perfect harmony between indoor and outdoor spaces. Large glass windows allow natural light to take center stage, brightening the interiors and providing a wonderful sense of continuity with the outdoor environment. For moments of relaxation, the swimming pool and the elegant solarium area offer a peaceful retreat, perfect for enjoying leisure 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, featuring a completely gas-free system and an advanced photovoltaic system, it guarantees low energy consumption and high living comfort. Technology is at the service of everyday well-being, with home automation, underfloor heating, and a sophisticated controlled mechanical ventilation system. Additionally, attention to thermal and acoustic insulation ensures a perfect living environment in every season, protecting you from noise and temperature fluctuations. Among the available options, Unit 09 represents the perfect balance between functionality and elegance. Located on the first floor, it features a spacious living area with an open-plan kitchen, seamlessly merging with the living room to create a welcoming and luminous space. A large glass door leads to a beautiful terrace, ideal for outdoor relaxation. The sleeping area is designed to provide privacy and comfort: the master bedroom overlooks a convenient balcony, creating a pleasant connection with the outdoors. The second bedroom can serve as a guest room, study, or children's room. The two bathrooms, crafted with meticulous attention to detail, feature high-quality materials and modern solutions that combine practicality and style. To make this residence even more exclusive, private garages are available, directly connected to the home, ensuring convenience and security. A valuable feature for those who desire easy and direct access to their residence, with the

peace of mind of a dedicated parking space. If you dream of a home that combines technology, style, and quality of life, this is the perfect opportunity. Contact us to discover this exclusive residence.

ADDITIONAL INFORMATION

Energy Rating: A4	Minimum IPE: -	Heating: Independent	State: Under Construction
Grade: Elegant	Position: Center	View: -	Orientation: -
Rooms / Locals: 3	Floor: 1	Building Floors: 3	Internal Levels: -
Garage: -	Mq Garage: -	Parking Space: -	Terraces: -
Mq Terraces: -	Balconies Mq: 29	Arcades: -	Mq Arcades: -
Garden: Common	Kitchen: View Kitchen	Furniture: Possibility	Annual Expenses: -



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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