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Code: V002674

# CHARMING PENTHOUSE IN THE HISTORIC CENTRE IN DESENZANO DEL GARDA

Piazza Malvezzi 50 Desenzano del Garda BS Italia

SALE
1.490.000€

| Beds | Bathrooms | Commercial |
|---|---|---|
| 3 | 3 | 205 mq |

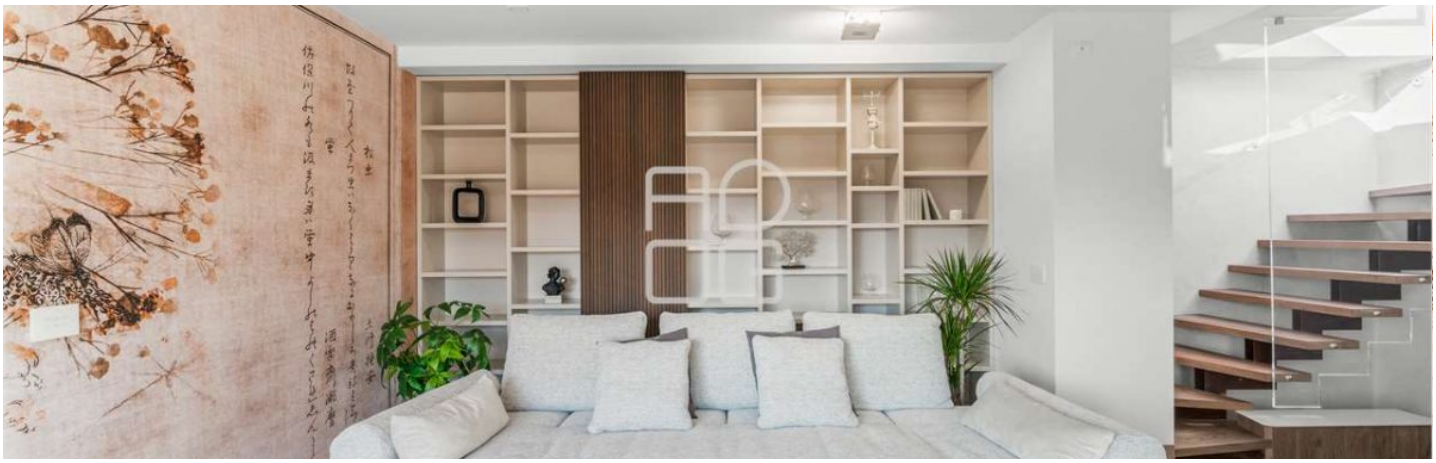
## DESCRIPTION:

In the heart of Desenzano del Garda's historic centre, just a few steps from the lake, we offer an exclusive penthouse arranged over two levels, set within an elegant building comprising only two residential units. A private lift provides direct access to the apartment and conveniently connects its different floors. The lower level accommodates the sleeping area, comprising three bedrooms, including a master bedroom with en-suite bathroom, a second bathroom and a welcoming entrance area. The upper floor features a spacious and bright living area with a large kitchen, lounge and guest bathroom. One of the property's most distinctive features is the private rooftop terrace, offering beautiful views over the lake, the rooftops of the historic centre and Desenzano Castle. The penthouse has recently been enhanced through a carefully designed interior project, featuring bespoke furnishings and a custom-made kitchen. The furniture, with a total value of €95,000.00 plus VAT, is not included in the sale price. A rare double garage, located directly at the foot of the building, is also available for separate purchase—an especially valuable feature in the historic centre. An elegant and private property, ideal for those wishing to experience Desenzano from a privileged location, with the lake and all main services within walking distance.

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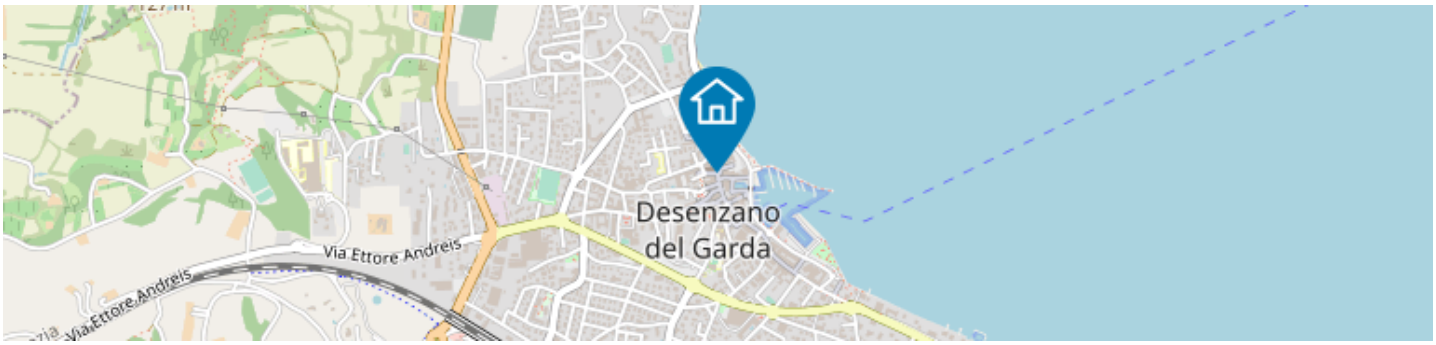
## ADDITIONAL INFORMATION

| | | | |
|---|---|---|---|
| **Energy Rating:** A3 | **Minimum IPE:** - | **Heating:** Independent | **State:** New |
| **Grade:** Elegant | **Position:** Inner City | **View:** Lake View | **Orientation:** - |
| **Rooms / Locals:** 6,5 | **Floor:** 3 | **Building Floors:** 5 | **Internal Levels:** 3 |
| **Garage:** 1 | **Mq Garage:** 35 | **Parking Space:** - | **Terraces:** 1 |
| **Mq Terraces:** 58 | **Balconies Mq:** 10 | **Arcades:** - | **Mq Arcades:** - |
| **Garden:** No | **Kitchen:** Eat-In Kitchen | **Furniture:** New Furniture | **Annual Expenses:** 1200 |



## ACCESSORIES

- ✓ Air Conditioning
- ✓ Closet
- ✓ Data Network
- ✓ Double Glasses
- ✓ Electric Shutters
- ✓ Home Automation System
- ✓ Laundry
- ✓ Lift
- ✓ Mosquito Nets
- ✓ Satellite System
- ✓ Security Door
- ✓ Theft Protection
- ✓ Video Intercom




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