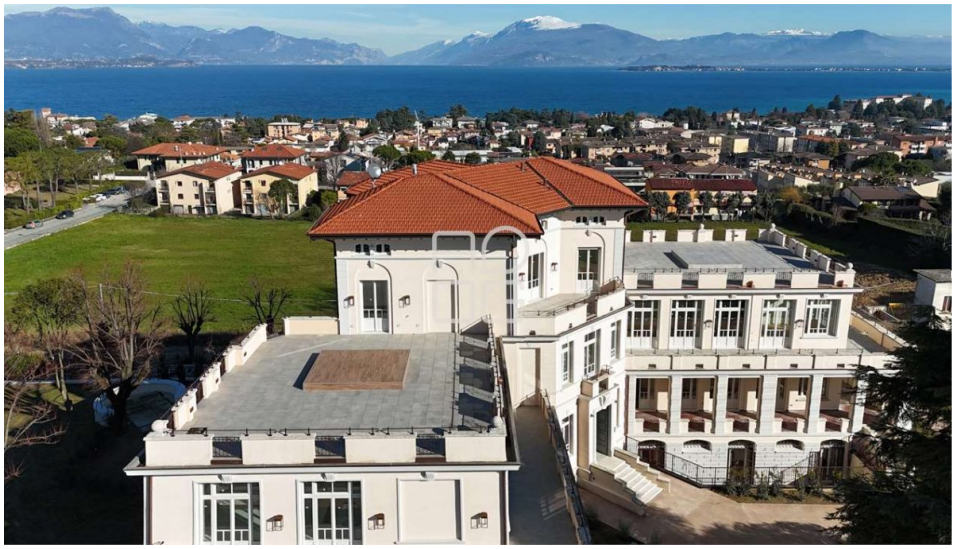
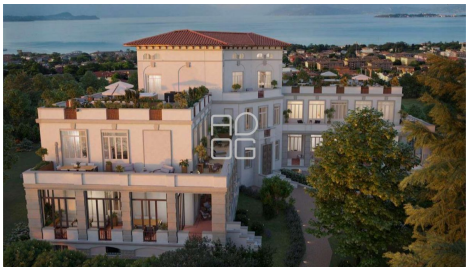
abitare il Garda
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Code: V002669

EXCLUSIVE PENTHOUSE IN PRESTIGIOUS RESIDENCE IN DESENZANO DEL GARDA

Via Giotto Desenzano del Garda BS Italia

SALE
2.300.000€

Beds	Bathrooms	Commercial
3	3	341 mq

DESCRIPTION:

Located in the renowned municipality of Desenzano del Garda, in an elevated and panoramic position within an elegant and refined setting, we present the prestigious Residence “Villa del Sole”, composed of exclusive residential units. This important early 20th-century property, surrounded by a magnificent park and enhanced by a splendid view of the lake, hosts ten unique residences, each featuring access to a shared swimming pool, green area, and SPA zone. The original architecture has been entirely preserved and carefully restored, maintaining the timeless charm of this residence, protected by the Department of Cultural Heritage. The complex is composed of two distinct buildings: the historic villa, arranged over four levels, and a second two-storey building, enhanced by the presence of a charming deconsecrated chapel. Both structures blend harmoniously with the surrounding landscape, offering beautiful views of the greenery and Lake Garda. The residence stands out for its attention to detail, high-end interior and exterior finishes, and the use of state-of-the-art technological systems. Special care has also been devoted to the common areas and landscaped gardens, designed to offer both comfort and refinement. On the basement level, there are garages, cellars, the SPA area, and a scenographic swimming pool with a solarium, as well as parking spaces reserved for owners and guests. Within this magnificent setting, we present an exclusive and significant penthouse located on the second and top floor, accessible via private lift access. The unit comprises a spacious entrance opening onto a first, private terrace, a large living area, separate kitchen, dining room, guest bathroom, and a remarkable 160 sqm terrace offering an outstanding, dominant view of the entire Lake Garda. Ascending the scenographic private staircase, you reach the sleeping area, which includes three bedrooms, two bathrooms, and a study. Completing the property are a private double garage, a private single garage, a cellar, and an additional private outdoor parking space. Various residential unit types of different sizes are available on the different floors of the building. We remain fully at your disposal for further information, floor plans, specifications, or to arrange an on-site visit.

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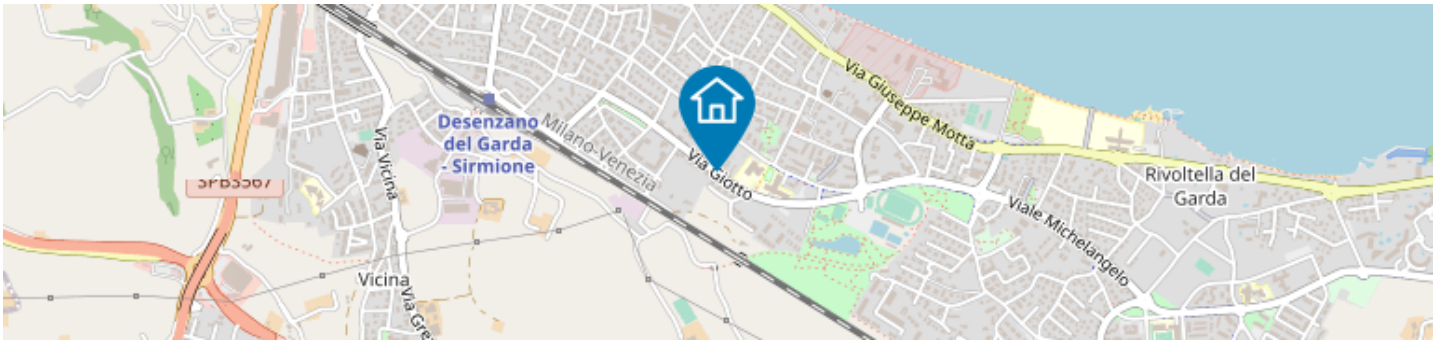
ADDITIONAL INFORMATION

Energy Rating: A	**Minimum IPE:** -	**Heating:** Central	**State:** New
Grade: Elegant	**Position:** Hill	**View:** Lake View	**Orientation:** -
Rooms / Locals: 4	**Floor:** 2	**Building Floors:** 4	**Internal Levels:** 2
Garage: 2	**Mq Garage:** 52,25	**Parking Space:** 1	**Terraces:** 2
Mq Terraces: 200	**Balconies Mq:** -	**Arcades:** -	**Mq Arcades:** -
Garden: Common	**Kitchen:** Eat-In Kitchen	**Furniture:** Possibility	**Annual Expenses:** -



ACCESSORIES

- ✓ Air Conditioning
- ✓ Condominium Park
- ✓ Data Network
- ✓ Double Glasses
- ✓ Electric Gate
- ✓ Electric Shutters
- ✓ Home Automation System
- ✓ Lift
- ✓ Pool
- ✓ Satellite System
- ✓ Security Door
- ✓ Theft Protection
- ✓ Video Intercom
- ✓ Video Surveillance



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