







Code: [V002642](#)

RESIDENZA VILLA GIULIA IN DESENZANO DEL GARDA

Via Rambotti Desenzano del Garda BS Italia

SALE
832.000€

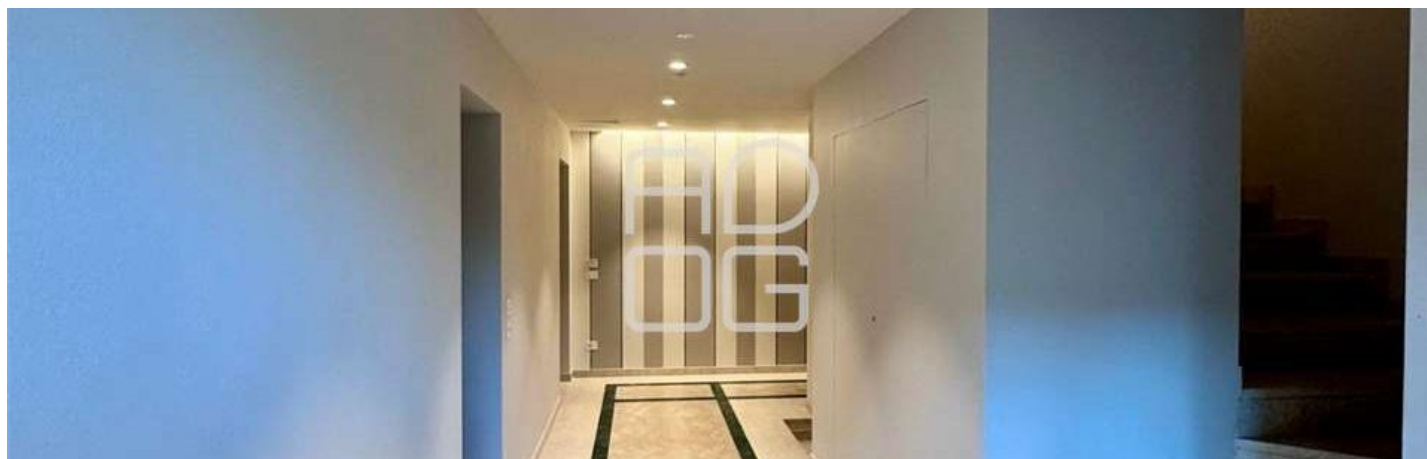
Beds	Bathrooms	Commercial	Garden
 2	 2	 105,11 mq	 178,15 mq

DESCRIPTION:

Just a few steps from all main amenities and nestled in an elegant and private residential setting, a new living concept is born—where modernity, comfort, and energy efficiency come together to offer a lifestyle without compromise. We present a refined ground-floor three-room apartment, featuring spacious interiors and seamless continuity with the outdoors, thanks to large sliding glass doors that fill the living area with light and provide access to a private porch and exclusive garden—an oasis of tranquility, perfect for relaxing or enjoying outdoor gatherings. The living area includes a large and bright open-plan space, designed to enhance natural light and connection with the surrounding environment. The open kitchen is ideal for those who love social and well-organized spaces. In the sleeping area, you'll find a master bedroom with a private bathroom finished with high-end materials, a spacious and versatile single bedroom, and a windowed bathroom with a shower. The property is equipped with top-quality features: triple-glazed windows for excellent thermal and acoustic insulation, underfloor heating, and an independent heat pump for high living comfort. It is also ready for home automation systems and electric car charging, with a gas-free structure and photovoltaic system ensuring high energy efficiency. Premium materials, from parquet floors to designer fixtures, complete the home. A double garage in the basement is available, easily accessible via the building's elevator. This property is perfect for those seeking a modern, bright home with private outdoor spaces, without compromising on build quality and cutting-edge technology. We are available for further information and viewings.

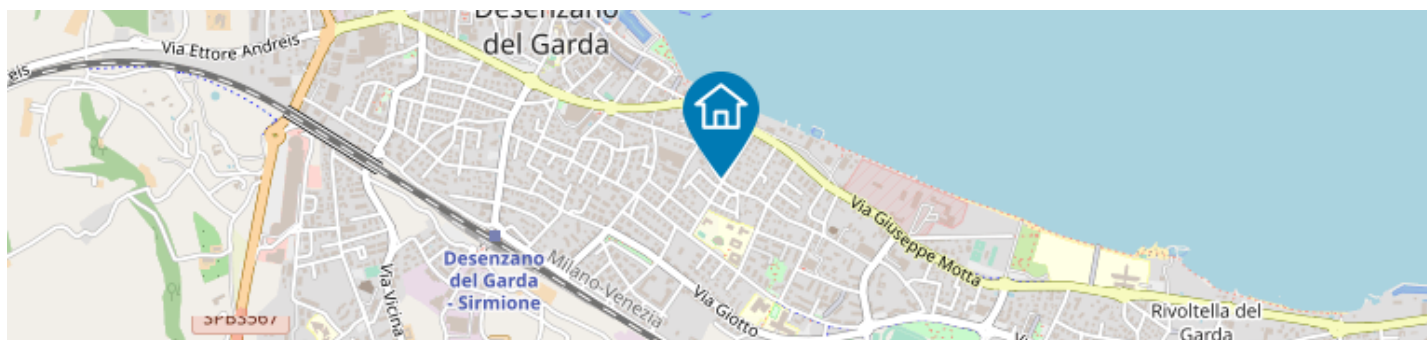
ADDITIONAL INFORMATION

Energy Rating: A4	Minimum IPE: -	Heating: Independent	State: New
Grade: Elegant	Position: Center	View: -	Orientation: -
Rooms / Locals: 4,5	Floor: -	Building Floors: 4	Internal Levels: 1
Garage: -	Mq Garage: -	Parking Space: -	Terraces: -
Mq Terraces: -	Balconies Mq: -	Arcades: -	Mq Arcades: 23,78
Garden: Private	Kitchen: Open Kitchen	Furniture: Not Furnished	Annual Expenses: -



ACCESSORIES

- ✓ Air Conditioning ✓ Data Network ✓ Double Entry ✓ Electric Gate ✓ Electric Shutters
- ✓ Home Automation System ✓ Lift ✓ Photovoltaic System ✓ Satellite System ✓ Security Door
- ✓ Theft Protection ✓ Video Intercom



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