



Code: [V002681](#)

## RESIDENZA VILLA GIULIA IN DESENZANO DEL GARDA

Via Rambotti Desenzano del Garda BS Italia

**SALE**  
**Trattativa**  
**riservata**

Beds      Bathrooms      Commercial



3



2



137,22 mq

### DESCRIPTION:

Just a short walk from all main amenities and set within an elegant, private residential setting, we present an exclusive penthouse on the second floor, served by an elevator. This residence stands out for its generous interiors and exceptional brightness, enhanced by two large sliding glass doors in the living area that ensure outstanding natural light and a seamless connection between indoor and outdoor spaces. The spacious living room features an open-plan kitchen and opens onto a large, livable terrace, perfect for relaxing or entertaining. The sleeping area, well separated by a hallway, includes a master bedroom, two single bedrooms, and two windowed bathrooms, all finished with high-quality materials. A second terrace serves the bedrooms directly, offering additional outdoor space and privacy. A distinctive element of this property is the rooftop, accessible via an external staircase, where you can enjoy breathtaking, open views of the lake — a truly exclusive outdoor retreat. This home is designed to the highest standards of comfort and sustainability: triple-glazed windows for excellent thermal and acoustic insulation, underfloor heating powered by an independent heat pump, a photovoltaic system for clean energy production, and a fully gas-free structure. Additional features include provisions for a home automation system and electric vehicle charging. Buyers will also have the opportunity to select interior finishes and coverings, allowing for full customization to reflect personal taste and style. To complete the offer, a generously sized garage is available for purchase, conveniently connected to the apartment via the building's elevator. A modern and refined living solution, ideal for those seeking an exclusive, high-tech home with expansive spaces, natural light, and a strong connection to the surrounding landscape.

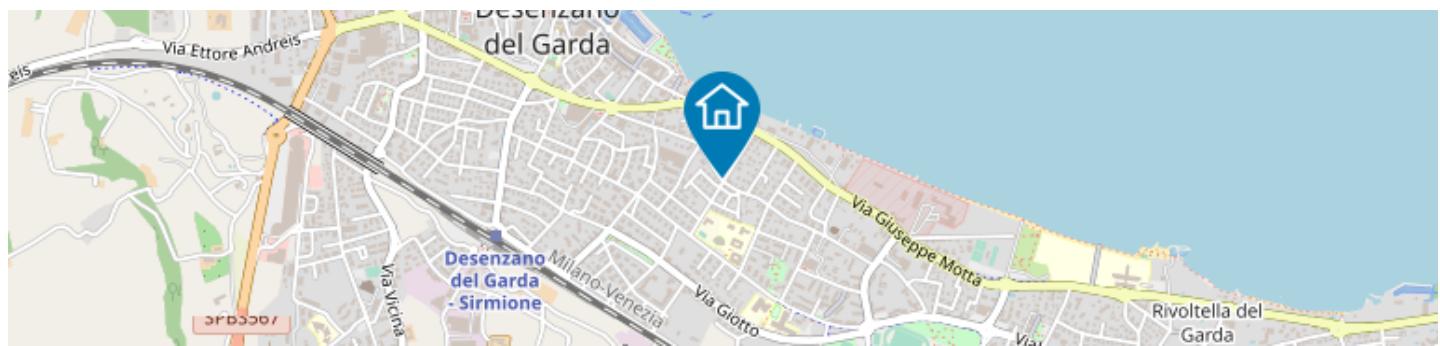
## ADDITIONAL INFORMATION

<b>Energy Rating:</b> A4	<b>Minimum IPE:</b> -	<b>Heating:</b> Independent	<b>State:</b> New
<b>Grade:</b> Elegant	<b>Position:</b> Center	<b>View:</b> -	<b>Orientation:</b> -
<b>Rooms / Locals:</b> 7,5	<b>Floor:</b> 2	<b>Building Floors:</b> 4	<b>Internal Levels:</b> 2
<b>Garage:</b> -	<b>Mq Garage:</b> -	<b>Parking Space:</b> -	<b>Terraces:</b> -
<b>Mq Terraces:</b> 169	<b>Balconies Mq:</b> 44,37	<b>Arcades:</b> -	<b>Mq Arcades:</b> -
<b>Garden:</b> No	<b>Kitchen:</b> View Kitchen	<b>Furniture:</b> Not Furnished	<b>Annual Expenses:</b> -



## 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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