



Code: [V002540](#)

## EXCLUSIVE DESIGNER PENTHOUSE WITH LAKE VIEW IN DESENZANO DEL GARDA

Via Flaminia 51 Desenzano del Garda BS Italia

SALE  
**Trattativa  
riservata**

Beds 3 Bathrooms 3 Commercial 106 mq

### DESCRIPTION:

Just steps away from the lake, in an exclusive and tranquil residential setting, lies a unique housing opportunity designed for those seeking elegance, comfort, and convenience. This designer residence, consisting of only seven units, offers everything you could desire: a swimming pool, shared outdoor spaces, and modern architecture perfectly in harmony with the surrounding greenery. The newly constructed complex, ready by the end of 2024, is crafted with extraordinary attention to detail, using eco-friendly materials and advanced technologies in line with the highest standards of sustainable construction. Certified as Class A for energy efficiency, it features luxury finishes, earthquake-resistant structures, and a state-of-the-art smart home system that can be managed remotely. Premium features include a video intercom, photovoltaic panels, underfloor heating, and pre-installation for air conditioning. Each unit is served by an elevator, and finishes can be fully customized according to the specifications. The crown jewel of the complex is the penthouse on the second and top floor: a peaceful oasis with habitable terraces and breathtaking lake views. The spacious and bright living area boasts large glass doors opening onto a private covered terrace, with an open-plan kitchen and a bioclimatic greenhouse for a natural and relaxing environment. In the sleeping area, you'll find a large master bedroom, a second bedroom, two bathrooms, and an additional terrace. An internal staircase leads to a relaxation area, a third room, and a third bathroom, all connected to a panoramic terrace for enjoying the stunning lake view. Large windows in every room provide ample natural light and create a seamless connection between the indoors and outdoors. In the basement, conveniently accessible by elevator, spacious garages are available starting at €44,000.00, along with storage rooms starting at €3,000.00. Contact us today for more details, to receive complete documentation, or to arrange a viewing: this is the residence you've been waiting for!

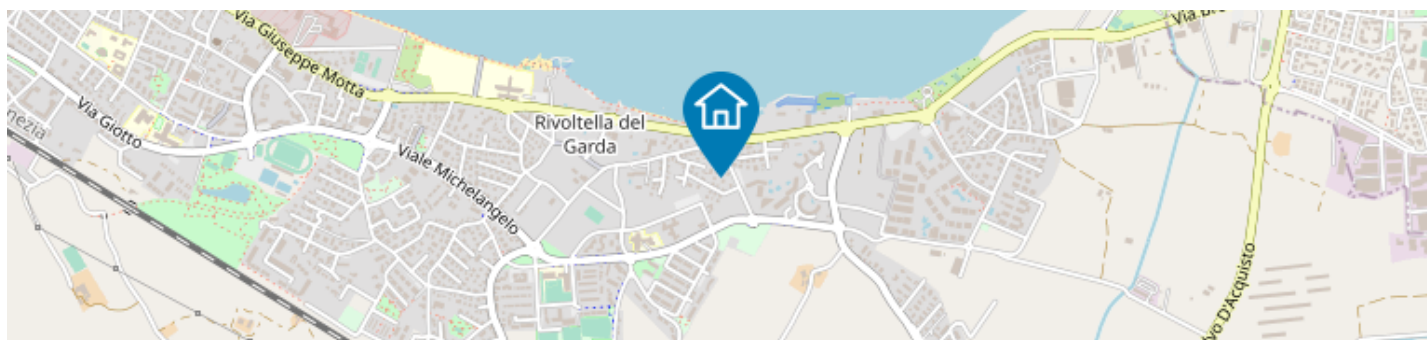
## ADDITIONAL INFORMATION

<b>Energy Rating:</b> A2	<b>Minimum IPE:</b> -	<b>Heating:</b> Independent	<b>State:</b> Under Construction
<b>Grade:</b> Elegant	<b>Position:</b> Lake	<b>View:</b> Lake View	<b>Orientation:</b> -
<b>Rooms / Locals:</b> 4	<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> 3
<b>Mq Terraces:</b> 80	<b>Balconies Mq:</b> -	<b>Arcades:</b> -	<b>Mq Arcades:</b> -
<b>Garden:</b> Common	<b>Kitchen:</b> View Kitchen	<b>Furniture:</b> Possibility	<b>Annual Expenses:</b> -



## ACCESSORIES

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



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