

Code: [V002719](#)

## VILLA OLYMPIA - DESENZANO DEL GARDA - UNIT 3 IN DESENZANO DEL GARDA

Via Lungolago C. Battisti 85 Desenzano del Garda BS Italia

**SALE**  
**2.650.000€**

Beds	Bathrooms	Commercial	Garden
 3	 4	 157,67 mq	 81,99 mq

### DESCRIPTION:

An Icon of Style Overlooking the Waters of Lake Garda Built in the 1940s, Villa Olympia is an iconic building in the landscape of Desenzano del Garda, representing an important historical and architectural landmark. Its privileged location—directly overlooking the lake and just a few steps from the historic center—places it in a highly prestigious setting. Villa Olympia is currently undergoing a conservation project aimed at enhancing and restoring the building to its original splendor. On the raised ground floor of this residential complex—equipped with a shared swimming pool and elevator and comprising 20 housing units—we offer for sale Unit No. 3: a magnificent apartment with a private garden, featuring a spacious living area with direct access to an exclusive terrace of over 76 sqm, an extraordinary place to admire the uniqueness of the landscape and the lake view. The property also includes a separate kitchen, a master bedroom with walk-in closet and en-suite bathroom, a second double bedroom with en-suite bathroom, a third single bedroom, a third bathroom, and a storage/laundry room. An external staircase leads down to an additional area with a bathroom and storage space, adaptable to various needs. Completing the property is a double garage located in the basement. Other residential solutions are also available within Villa Olympia, all designed to enhance the timeless elegance of the setting, create charming interior spaces, and seamlessly connect the outdoors with the surrounding environment. Villa Olympia is a symbol of beauty and sophistication. It is a unique residence located in one of the most renowned and appreciated destinations on Lake Garda. Contact us and be captivated by the experience of living history without giving up the comforts of modern living.

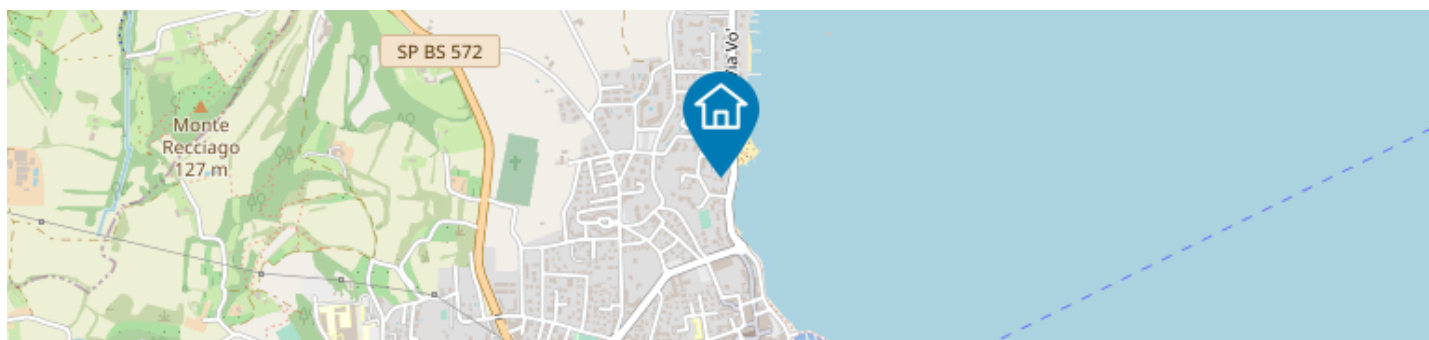
## ADDITIONAL INFORMATION

<b>Energy Rating:</b> A4	<b>Minimum IPE:</b> -	<b>Heating:</b> Central	<b>State:</b> Renovated
<b>Grade:</b> Elegant	<b>Position:</b> Lake	<b>View:</b> Lake View	<b>Orientation:</b> -
<b>Rooms / Locals:</b> 4	<b>Floor:</b> -	<b>Building Floors:</b> 5	<b>Internal Levels:</b> 2
<b>Garage:</b> 1	<b>Mq Garage:</b> 32,1	<b>Parking Space:</b> -	<b>Terraces:</b> 1
<b>Mq Terraces:</b> 76,86	<b>Balconies Mq:</b> -	<b>Arcades:</b> -	<b>Mq Arcades:</b> -
<b>Garden:</b> Private	<b>Kitchen:</b> Eat-In Kitchen	<b>Furniture:</b> Not Furnished	<b>Annual Expenses:</b> -



## ACCESSORIES

- ✓ Air Conditioning
- ✓ Data Network
- ✓ Double Entry
- ✓ Electric Gate
- ✓ Electric Shutters
- ✓ Geothermal
- ✓ Home Automation System
- ✓ Laundry
- ✓ Lift
- ✓ Optic Fiber
- ✓ Pedestrian Crossing
- ✓ Photovoltaic System
- ✓ Pool
- ✓ Satellite System
- ✓ Security Door
- ✓ Theft Protection
- ✓ Video Intercom



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