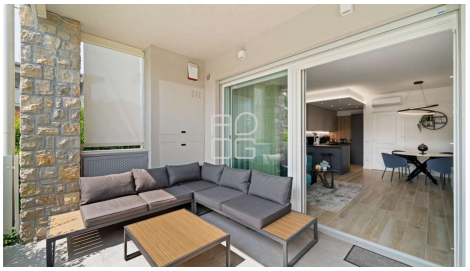
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Code: V002747

MODERN TWO-BEDROOM APARTMENT IN RESIDENCE WITH POOL IN DESENZANO DEL GARDA

Via Venezia Desenzano del Garda BS Italia

SALE
Trattativa riservata

Beds	Bathrooms	Commercial	Garden
2	2	78 mq	60 mq

DESCRIPTION:

In an elegant residential complex recently completed in July 2023, we offer for sale a modern ground-floor two-bedroom apartment. The property stands out for its bright and well-organized spaces, featuring a welcoming living area that opens onto a spacious covered patio—perfect for outdoor dining, relaxing moments, or entertaining guests. The sleeping area includes a master bedroom and a second single bedroom, ideal as a study or guest room. There are two bathrooms, both with showers—one with a window—finished with modern and functional materials. The apartment is sold fully furnished with high-quality Italian designer furniture, thoughtfully selected to enhance every space. Boasting an A3 energy efficiency rating, the apartment offers all the comforts of the latest construction standards: underfloor heating, air conditioning, sun awning, security grilles, and high-performance windows with triple glazing and double insulated chambers for maximum thermal and acoustic insulation. A private garden, maintained by the condominium, adds further appeal—making this property ideal even as a holiday home, offering privacy and well-kept outdoor space. The residence also features a stunning communal swimming pool with hydromassage area and sun shelf, a true highlight for those seeking a refined and relaxing environment. A spacious single garage, suitable for bicycles or shelving in addition to a car, completes the property.

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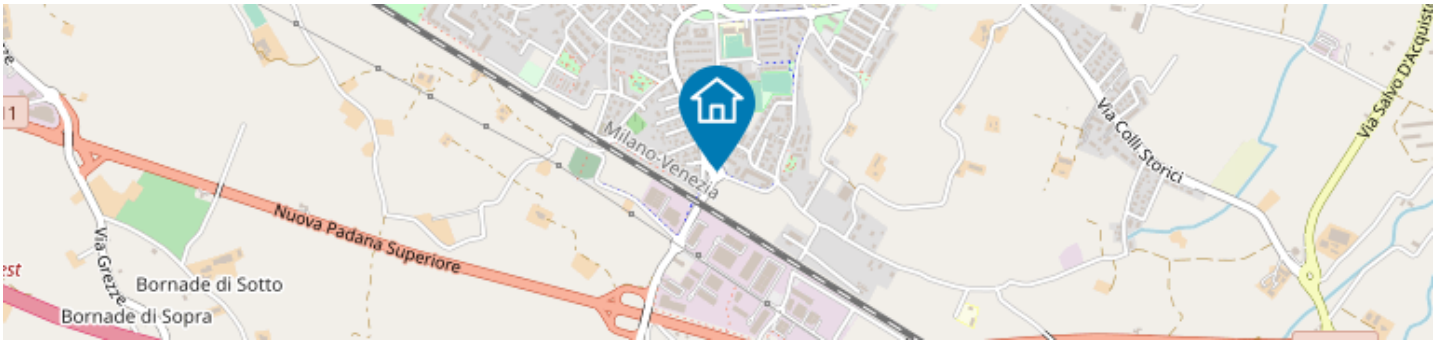
ADDITIONAL INFORMATION

Energy Rating: A3	**Minimum IPE:** 47,6	**Heating:** Independent	**State:** Good
Grade: Medio	**Position:** Suburb	**View:** Open View	**Orientation:** -
Rooms / Locals: 3	**Floor:** -	**Building Floors:** 2	**Internal Levels:** 1
Garage: 1	**Mq Garage:** 19	**Parking Space:** -	**Terraces:** -
Mq Terraces: -	**Balconies Mq:** -	**Arcades:** 1	**Mq Arcades:** 14
Garden: Private	**Kitchen:** View Kitchen	**Furniture:** Furnished	**Annual Expenses:** 1500



ACCESSORIES

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



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