






Code: [V002739](#)

## SPACE TO LIVE, LIGHT TO LOVE: NEW FOUR-ROOM APARTMENT WITH BALCONY IN DESENZANO DEL GARDA

Desenzano del Garda BS Italia

**SALE**  
**457.000€**

Beds      Bathrooms      Commercial  
 3     2     102,59 mq

### DESCRIPTION:

In the heart of San Martino della Battaglia, one of the most peaceful and strategically located areas of the southern Lake Garda region, a new residential project is taking shape—blending contemporary aesthetics, high construction quality, and top-level comfort. On the first floor of this elegant building, we offer a refined four-room apartment designed for those who appreciate spacious, bright, and functional interiors. The home opens into a welcoming living area with an open-plan kitchen, ideal for everyday social living. The sleeping area includes three well-distributed bedrooms and two windowed bathrooms with modern design. The livable balcony becomes a natural extension of the home—perfect for outdoor breakfasts, summer dinners, or moments of relaxation. The property includes a private parking space and the option to purchase a large basement storage room, ideal for use as a storage area, laundry room, or hobby space. The entire building is constructed to a high energy rating (Class A or higher), with cutting-edge systems, thermal and acoustic insulation, and high-quality materials to ensure superior comfort in every season. A beautiful communal swimming pool completes the offer. A perfect solution for those seeking an elegant, efficient lifestyle immersed in tranquility, just minutes from Lake Garda. Contact us for more information.

## ADDITIONAL INFORMATION

<b>Energy Rating:</b> A	<b>Minimum IPE:</b> -	<b>Heating:</b> Independent	<b>State:</b> Next Realization
<b>Grade:</b> Elegant	<b>Position:</b> Center	<b>View:</b> Open View	<b>Orientation:</b> -
<b>Rooms / Locals:</b> 4	<b>Floor:</b> 1	<b>Building Floors:</b> 3	<b>Internal Levels:</b> -
<b>Garage:</b> -	<b>Mq Garage:</b> -	<b>Parking Space:</b> 1	<b>Terraces:</b> -
<b>Mq Terraces:</b> -	<b>Balconies Mq:</b> 11,85	<b>Arcades:</b> -	<b>Mq Arcades:</b> -
<b>Garden:</b> Private	<b>Kitchen:</b> Open Kitchen	<b>Furniture:</b> Not Furnished	<b>Annual Expenses:</b> -



## ACCESSORIES

✓ Air Conditioning	✓ Condominium Park	✓ Electric Gate	✓ Electric Shutters	✓ Flue
✓ Lift	✓ Mosquito Nets	✓ Optic Fiber	✓ Photovoltaic System	✓ Pool
✓ Safe	✓ Security Door	✓ Solar Panels	✓ Video Intercom	



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