



Code: [V002764](#)

LAKEVIEW PANORAMIC ELEGANCE IN DESENZANO DEL GARDA

Desenzano del Garda BS Italia

SALE
1.582.000€

Beds	Bathrooms	Commercial	Garden
 4	 3	 194 mq	 93 mq

DESCRIPTION:

In a truly unique location, with a stunning lake view and natural light that fills every room, we offer for sale an exclusive residence currently under construction—designed for those who seek space, comfort, and a constant connection with the surrounding landscape. The property is fully independent, with private access through a courtyard that belongs to the residence, offering convenient parking for up to three cars and ensuring privacy and practicality from the very first moment. An internal elevator leads to the second floor, where you'll find a spacious and bright living area with an open-plan kitchen and large windows that frame the spectacular view of the lake—creating a sense of openness and tranquility that accompanies every moment of the day. A hallway leads to an elegant bathroom and a practical laundry room, both seamlessly integrated into the home's layout. Via either the elevator or a private staircase, you reach the first floor dedicated to the sleeping area, where light and views remain the true protagonists. Here you'll find a generously sized master bedroom with direct lake view and en-suite bathroom, as well as three well-distributed single bedrooms and two additional bathrooms—designed to offer maximum functionality without compromising on elegance. The real gem of this property is the exclusive rooftop terrace: a private oasis offering 360-degree views of the lake and surrounding hills. This space is designed for enjoying special moments in every season, with pre-installations for an outdoor kitchen and a jacuzzi—perfect for open-air evenings or moments of absolute relaxation. Completing the property, on the basement level, is a spacious cellar directly connected to the elevator, with the possibility of creating an additional laundry area or hobby room, offering maximum flexibility in the use of space. The construction will feature top-quality finishes: underfloor heating, heat pump system, summer cooling, triple-glazed windows, mosquito screens, wall-hung sanitary ware, and a particular focus on living

comfort and energy efficiency. The entire context is gas-free and technologically and environmentally advanced. What makes this offer even more attractive is its location: in a quiet and private area, yet within walking distance of the historic center—with its services, restaurants, and charming views—making this home ideal not only as a primary residence but also as an exclusive retreat for those who want to experience the lake in all its nuances: beauty, convenience, and quality of life.

ADDITIONAL INFORMATION

Energy Rating: A4	Minimum IPE: -	Heating: Independent	State: Next Realization
Grade: Elegant	Position: Lake	View: Lake View	Orientation: -
Rooms / Locals: 9	Floor: 1	Building Floors: 4	Internal Levels: 3
Garage: -	Mq Garage: -	Parking Space: 3	Terraces: 1
Mq Terraces: 94	Balconies Mq: 19,5	Arcades: -	Mq Arcades: -
Garden: No	Kitchen: View Kitchen	Furniture: Possibility	Annual Expenses: -



ACCESSORIES

- ✓ Air Conditioning ✓ Closet ✓ Data Network ✓ Electric Gate ✓ Electric Shutters
- ✓ Home Automation System ✓ Independent Entrance ✓ Jacuzzi ✓ Laundry ✓ Lift
- ✓ Mosquito Nets ✓ Photovoltaic System ✓ Satellite System ✓ Security Door ✓ Theft Protection
- ✓ Video Intercom



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