



Code: [V002777](#)

## UNIQUE TOP-FLOOR PROPERTY WITH PRIVATE TERRACE IN DESENZANO DEL GARDA

Desenzano del Garda BS Italia

**SALE**  
**887.000€**

Beds      Bathrooms      Commercial  
 2     2     94,2 mq

### DESCRIPTION:

In the heart of one of the most prestigious areas of Desenzano del Garda, we offer for sale an exclusive and exceptionally bright penthouse located on the second and top floor, served by an elevator and set within an elegant residential complex of only two units. The property stands out for its high-quality construction and systems, featuring underfloor heating, a heat pump, triple-glazed windows, electric shutters, and a modern, efficient technical setup. The spacious and well-distributed interiors offer a splendid lake view from the living area, which is already equipped with dual kitchen connections, allowing for the creation of a study or customization of the spaces according to personal needs. The sleeping area includes two bedrooms—one double and one single—two bathrooms, a laundry area with the possibility of adding a third bathroom in French style, and a convenient cellar directly connected by elevator, ideal as a laundry room or multipurpose space. The property is completed by a magnificent private rooftop terrace, equipped with dual kitchen connections, a pergola, and pre-installation for a Jacuzzi—perfect for enjoying relaxing moments with panoramic lake views. Two private parking spaces inside the courtyard make this property even more convenient and functional. A truly unique opportunity for those seeking a modern, elegant, and private residence, just a short walk from the town center and the lake.

## ADDITIONAL INFORMATION

<b>Energy Rating:</b> A4	<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> 4,5	<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> 2	<b>Terraces:</b> -
<b>Mq Terraces:</b> 94	<b>Balconies Mq:</b> 9,75	<b>Arcades:</b> -	<b>Mq Arcades:</b> -
<b>Garden:</b> No	<b>Kitchen:</b> View Kitchen	<b>Furniture:</b> Possibility	<b>Annual Expenses:</b> -



## ACCESSORIES

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



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