



Code: [V002791](#)

## VILLA OLYMPIA - DESENZANO DEL GARDA - UNIT 20 IN DESENZANO DEL GARDA

Via Lungolago C. Battisti 85 Desenzano del Garda BS Italia

SALE  
Trattativa  
riservata

Beds 4 Bathrooms 5 Commercial 211,82 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 top floors of this residential complex – equipped with a communal swimming pool and elevator, and consisting of 20 housing units – we are pleased to present for sale the jewel of Villa Olympia: unit no. 20. This penthouse spans the entire fourth, fifth, and sixth floors. With an internal surface area of over 210 sqm, the apartment offers two living areas, four bedrooms, and five bathrooms. More than 350 sqm of terraces overlook the Garda landscape, offering a breathtaking panorama stretching from the Sirmione peninsula to the summit of Monte Baldo. Being completely free on all four sides allows natural light to flood every room and provides open views in every direction. The entrance is located on the third floor, from which one immediately accesses the main level, situated on the fourth floor. Here we find the most important space of the property: a living room of nearly 60 sqm with an open kitchen and access to the first terrace facing the lake. The sleeping area includes the master bedroom with en-suite bathroom and walk-in closet, two additional double bedrooms (one of which opens onto the second rear terrace), a single bedroom, three bathrooms, and a storage room. A striking internal staircase leads to the fifth floor, designed to host a second, more intimate living area, embraced by two spacious terraces and complete with a guest bathroom. From here, we reach the final level of this architectural gem – the sixth floor – distinguished by the most romantic and fascinating feature of the entire apartment: a turret with a breathtaking view over Lake Garda. Completing the property are a double garage and cellar on the basement level, as well as two additional parking spaces on the ground floor, sheltered by a pergola. 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.

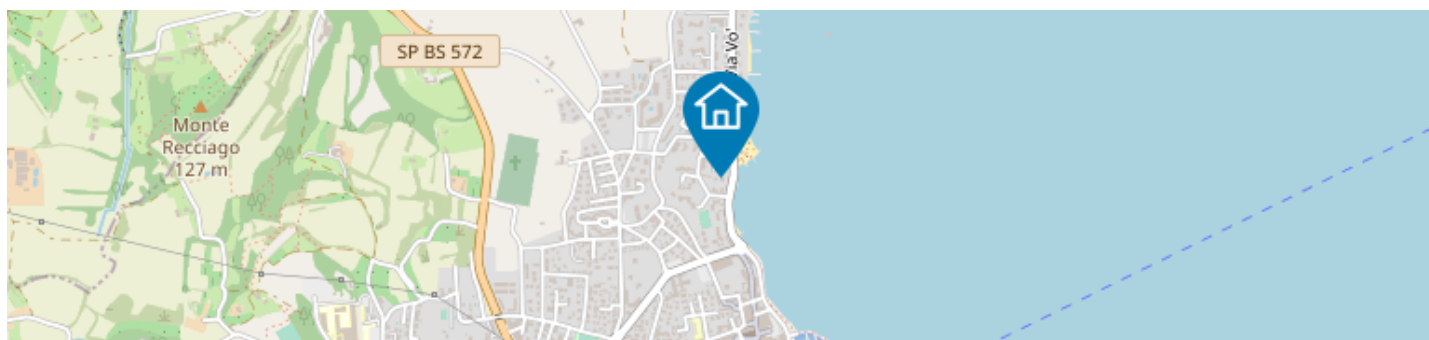
## ADDITIONAL INFORMATION

<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> 11	<b>Floor:</b> 4	<b>Building Floors:</b> 5	<b>Internal Levels:</b> 3
<b>Garage:</b> 1	<b>Mq Garage:</b> 28,03	<b>Parking Space:</b> 2	<b>Terraces:</b> 4
<b>Mq Terraces:</b> 355,82	<b>Balconies Mq:</b> -	<b>Arcades:</b> -	<b>Mq Arcades:</b> -
<b>Garden:</b> Common	<b>Kitchen:</b> View 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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