



Code: [V002792](#)

## VILLA OLYMPIA - DESENZANO DEL GARDA - UNIT 2 IN DESENZANO DEL GARDA

Via Lungolago C. Battisti 85 Desenzano del Garda BS Italia

**SALE**

**1.150.000€**

Beds Bathrooms Commercial



1



3



53,18 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 main floor of this residential complex, equipped with a shared swimming pool and elevator and consisting of 20 housing units, we offer for sale Unit No. 2: a wonderful apartment featuring a living area with open-plan kitchen and direct access to the exclusive terrace of over 38 sqm — an extraordinary place to admire the uniqueness of the landscape and the lake view. The property also includes the master bedroom with walk-in closet and en-suite bathroom, a second bathroom, and a storage/laundry room. An internal staircase leads down to an additional area with bathroom and storage, suitable for various uses depending on one's needs. Completing the property, in the basement, there is a double garage. 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.

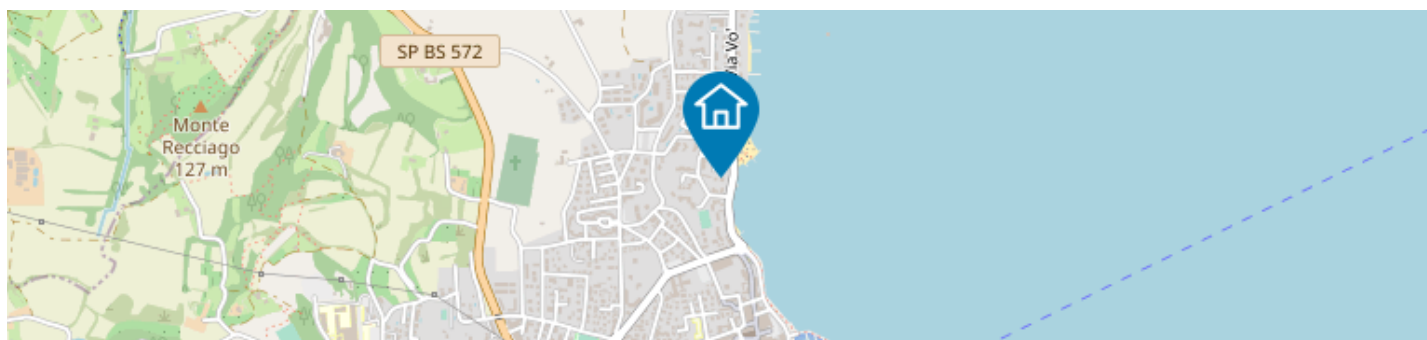
## ADDITIONAL INFORMATION

<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> 2	<b>Floor:</b> -	<b>Building Floors:</b> 5	<b>Internal Levels:</b> 2
<b>Garage:</b> 1	<b>Mq Garage:</b> 28,39	<b>Parking Space:</b> -	<b>Terraces:</b> 1
<b>Mq Terraces:</b> 38,29	<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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