

Code: [V002857](#)

## EXCLUSIVE UNIT IN PRESTIGIOUS DESIGN COMPLEX IN DESENZANO DEL GARDA

Via Cavour Desenzano del Garda BS Italia

**SALE**  
**1.445.000€**

Beds	Bathrooms	Commercial	Garden
 3	 4	 164,41 mq	 52 mq

### DESCRIPTION:

Set within an elegant and exclusive environment located in a privileged area overlooking Lake Garda and the town of Desenzano del Garda, just a short distance from the town center and all essential services, we offer a stunning residential unit within a luxurious development: an exclusive prestigious building comprising only a few highly refined residential units. The prestigious residence will feature modern design, meticulous care and attention to detail, including anti-seismic construction elements, top-level quality of finishing materials, and state-of-the-art plumbing and electrical systems with basic home automation and various pre-installations, all designed to ensure the highest standards of living comfort and to deliver a true Class A energy-efficient building. Within this splendid residence, we offer this ground-floor apartment featuring generous and livable outdoor spaces, including a terrace, a covered loggia, and a small private garden area. The layout includes a spacious living area with open-plan kitchen overlooking the terrace and offering a beautiful panoramic lake view, a hallway leading to the sleeping area where there is a first bathroom serving the living area, a master bedroom with walk-in wardrobe and private bathroom, an additional double bedroom with its own private bathroom, and a third bedroom also with a private bathroom. The exclusive unit further benefits from a large underground garage suitable for multiple vehicles. Special attention has been dedicated to the aesthetics and design of the complex, including external LED lighting, glass balustrades, photovoltaic system, elevator, and well-maintained common areas, all aimed at minimizing management costs while ensuring long-term exclusivity, investment security, and preservation of property value over time. High-quality specifications allow buyers to create a tailor-made home according to their preferences. Contemporary, cutting-edge residential solutions designed to guarantee maximum living comfort. Expected completion: mid-2026. We remain at your full disposal for further information, site visits, or meetings at our offices for in-depth discussions and general evaluations.

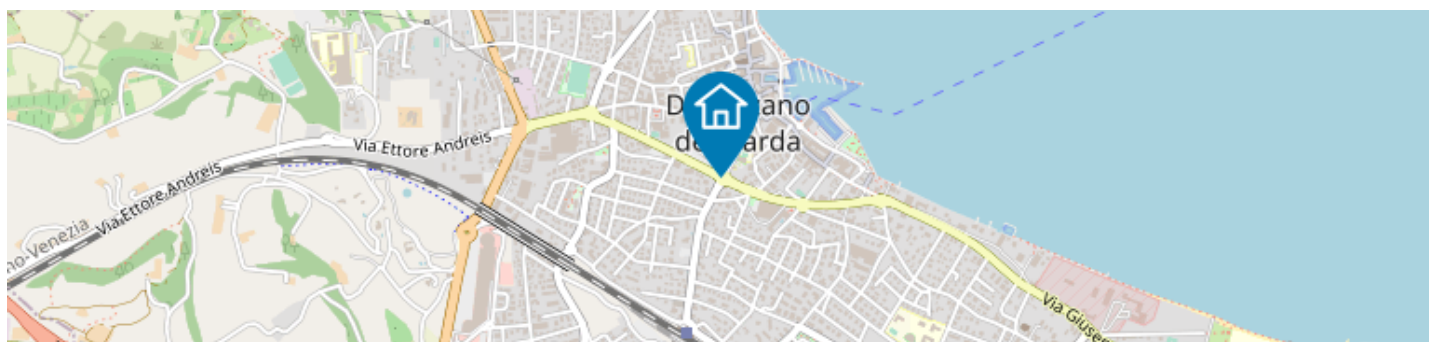
## ADDITIONAL INFORMATION

<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> Hill	<b>View:</b> Lake View	<b>Orientation:</b> -
<b>Rooms / Locals:</b> 4	<b>Floor:</b> -	<b>Building Floors:</b> 3	<b>Internal Levels:</b> 1
<b>Garage:</b> 1	<b>Mq Garage:</b> 58,2	<b>Parking Space:</b> -	<b>Terraces:</b> 1
<b>Mq Terraces:</b> 52,85	<b>Balconies Mq:</b> 34,97	<b>Arcades:</b> -	<b>Mq Arcades:</b> -
<b>Garden:</b> Private	<b>Kitchen:</b> View Kitchen	<b>Furniture:</b> Possibility	<b>Annual Expenses:</b> -



## ACCESSORIES

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



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