

Code: [V002887](#)

PRESTIGIOUS NEWLY BUILT APARTMENT IN THE HEART OF DESENZANO DEL GARDA IN DESENZANO DEL GARDA

Via Gramsci Desenzano del Garda BS Italia

SALE
1.290.000€

Beds Bathrooms Commercial Garden
 3 3 144,17 mq 33 mq

DESCRIPTION:

Prestigious newly built apartment in the heart of Desenzano del Garda. In the very heart of the historic center of Desenzano del Garda, just a short walk from the lake, main squares, promenade, and all services, in a quiet and private setting, we offer a prestigious apartment set within an elegant contemporary-design building comprising only 5 residential units, recently constructed. The project has been developed according to a well-being-oriented living concept, featuring cutting-edge construction solutions and advanced technologies designed to ensure the highest level of living comfort. The apartment, located on the ground floor and free on three sides, is arranged as follows: - spacious living area with a separate kitchen, both opening onto a covered porch and additional private outdoor areas, ideal for relaxing and outdoor dining during spring and summer; - large hallway; - guest bathroom with laundry area; - master bedroom with a large walk-in wardrobe (convertible into a third bedroom) and en-suite bathroom; - second spacious bedroom, also with en-suite bathroom. Large floor-to-ceiling windows provide excellent natural light and direct access to the private outdoor areas from all rooms. The property also includes a large underground garage, suitable for two side-by-side cars, with additional space for a cellar/storage area. High-end features and finishes, including: - underfloor heating and cooling; - photovoltaic system; - high-performance thermal and acoustic insulation; - home automation system; - heat pump system; - mechanical ventilation with heat recovery (VMC); - motorized shutters; - reinforced security entrance door; - elevator; - automated irrigation system; - refined boiserie and premium-quality materials. The apartment is sold with selected custom-made furnishings of the highest quality. An exclusive property, ideal for those seeking maximum comfort and privacy while living in the historic center. Further information, documentation, and viewings are available upon request for qualified clients.

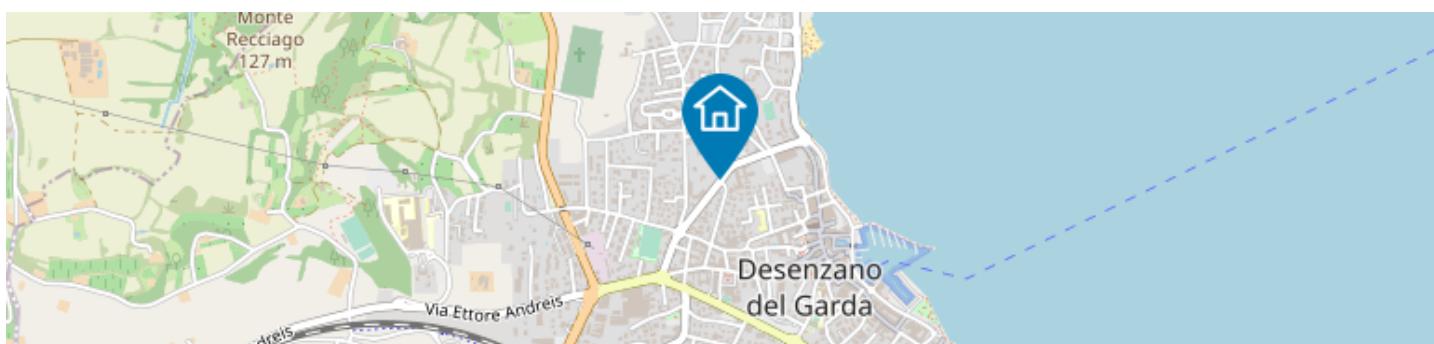
ADDITIONAL INFORMATION

Energy Rating: A4	Minimum IPE: 52,8	Heating: Independent	State: Perfect Conditions
Grade: Elegant	Position: Inner City	View: Garden View	Orientation: -
Rooms / Locals: 4	Floor: -	Building Floors: 3	Internal Levels: 1
Garage: 1	Mq Garage: 39	Parking Space: -	Terraces: -
Mq Terraces: -	Balconies Mq: -	Arcades: 1	Mq Arcades: 54
Garden: Private	Kitchen: View Kitchen	Furniture: Half Furnished	Annual Expenses: 3300



ACCESSORIES

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



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