abitare il Garda
WE MAKE IT REAL

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Code: V002649

MAGNOLIA RESIDENCES – UNIT 06 IN DESENZANO DEL GARDA

Via Pola Desenzano del Garda BS Italia

SALE
495.000€

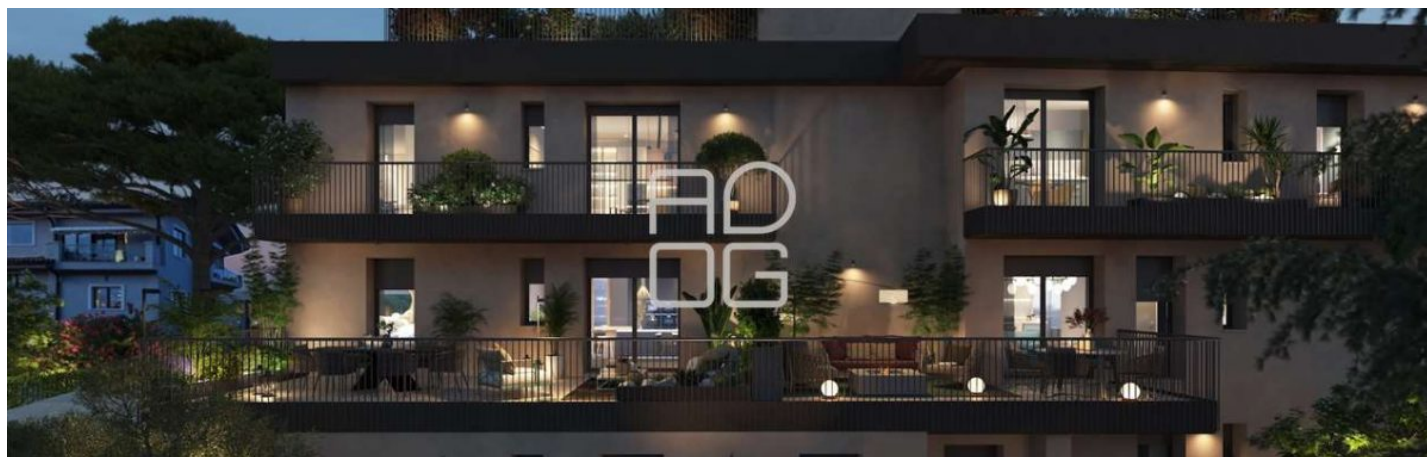| Beds	Bathrooms	Commercial
2	2	77,27 mq

DESCRIPTION:

In an exclusive setting, we offer an elegant three-room apartment on the first floor with a large terrace, located within a modern residential complex of only 11 residential units, featuring a shared swimming pool and situated in the center of Desenzano del Garda. A residential solution designed to offer high construction quality, energy efficiency, and modern comfort, ideal as a main residence, holiday home, or investment. The complex will be built in Energy Class A4, ensuring low energy consumption, excellent thermal and acoustic insulation, and the use of the latest building technologies. The very central location guarantees maximum convenience to all main services, shops, the lake, and major transport connections. High-end finishes and great attention to detail, with the possibility of customization according to the specifications, depending on the construction progress. The developer is available at their office in Desenzano del Garda to discuss all technical and construction aspects, check the construction progress, and review the complete specifications. Contact us for information, floor plans, and appointments.

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ADDITIONAL INFORMATION

Energy Rating: A4	**Minimum IPE:** -	**Heating:** Independent	**State:** Under Construction
Grade: Elegant	**Position:** Center	**View:** -	**Orientation:** -
Rooms / Locals: 3	**Floor:** 1	**Building Floors:** 3	**Internal Levels:** -
Garage: -	**Mq Garage:** -	**Parking Space:** -	**Terraces:** 1
Mq Terraces: 43,15	**Balconies Mq:** -	**Arcades:** -	**Mq Arcades:** -
Garden: Common	**Kitchen:** View Kitchen	**Furniture:** Possibility	**Annual Expenses:** -

ACCESSORIES

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

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