






Code: [V002653](#)

## MAGNOLIA RESIDENCES – UNIT 10 IN DESENZANO DEL GARDA

Via Pola Desenzano del Garda BS Italia

**SALE**  
**925.000€**

Beds Bathrooms Commercial

 3  2  141,33 mq

### DESCRIPTION:

In an exclusive setting, we offer a spacious and elegant penthouse on the second floor with a large terrace, ideal for enjoying outdoor living in complete privacy. The property is part of a modern residential complex of only 11 residential units, featuring a shared swimming pool and located in the center of Desenzano del Garda. A residential solution designed to provide 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 meticulous attention to detail, with the possibility of customization according to the specifications, subject to the construction progress. Possibility of significant tax incentives and fiscal benefits under the current incentive schemes. 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.

## 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> Center	<b>View:</b> -	<b>Orientation:</b> -
<b>Rooms / Locals:</b> 4	<b>Floor:</b> 2	<b>Building Floors:</b> 3	<b>Internal Levels:</b> 2
<b>Garage:</b> -	<b>Mq Garage:</b> -	<b>Parking Space:</b> -	<b>Terraces:</b> 1
<b>Mq Terraces:</b> 52,72	<b>Balconies Mq:</b> -	<b>Arcades:</b> -	<b>Mq Arcades:</b> -
<b>Garden:</b> Common	<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
- ✓ Laundry
- ✓ Lift
- ✓ Mosquito Nets
- ✓ Photovoltaic System
- ✓ Pool
- ✓ Satellite System
- ✓ Security Door
- ✓ Theft Protection
- ✓ Video Intercom



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