



Code: [V002888](#)

## MAGNOLIA RESIDENCES – UNIT 01 IN DESENZANO DEL GARDA

Via Pola Desenzano del Garda BS Italia

**SALE**  
**745.000€**

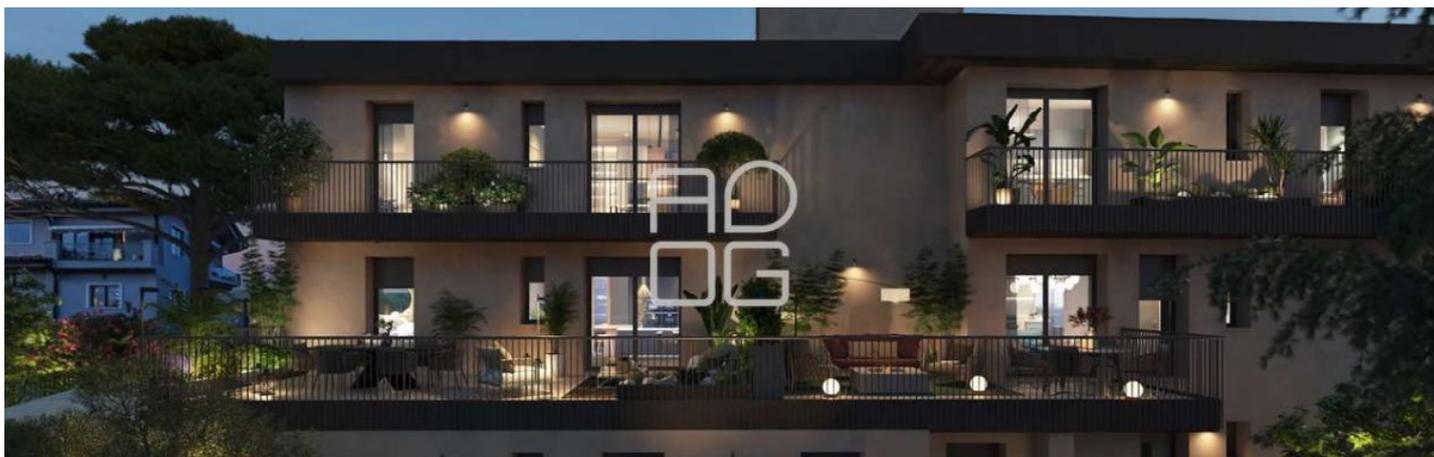
Beds	Bathrooms	Commercial	Garden
 3	 2	 127,14 mq	 129,19 mq

### DESCRIPTION:

In an exclusive setting, we offer an elegant four-room apartment on the ground floor with porch and private garden, located within a modern residential complex of only 11 residential units, featuring a shared swimming pool, situated in the very center of Desenzano del Garda. This residential solution is designed to offer high construction quality, energy efficiency, and modern comfort, making it ideal as a primary residence, holiday home, or investment property. 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 and system technologies. The central location guarantees maximum convenience to all main services, shops, the lake, and key transport connections. High-end finishes and great attention to detail, with the possibility of customization according to the specifications, subject to the construction progress. The developer is available at their office in Desenzano del Garda to provide detailed technical and construction information, review the construction progress, and present the complete specifications. Contact us for further 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> Garden View	<b>Orientation:</b> -
<b>Rooms / Locals:</b> 4	<b>Floor:</b> -	<b>Building Floors:</b> 3	<b>Internal Levels:</b> -
<b>Garage:</b> -	<b>Mq Garage:</b> -	<b>Parking Space:</b> -	<b>Terraces:</b> -
<b>Mq Terraces:</b> -	<b>Balconies Mq:</b> -	<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
- ✓ Laundry
- ✓ Lift
- ✓ Mosquito Nets
- ✓ Photovoltaic System
- ✓ Pool
- ✓ Satellite System
- ✓ Security Door
- ✓ Theft Protection
- ✓ Video Intercom



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