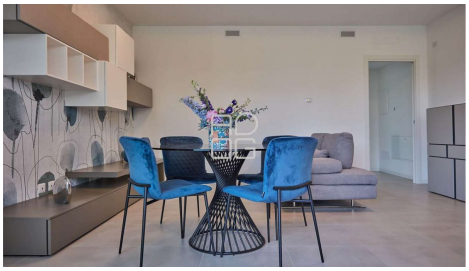
abitare il Garda
WE MAKE IT REAL

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Code: V002964

FLAT IN EXCLUSIVE RESORT WITH SWIMMING POOL IN DESENZANO DEL GARDA

Via Commissario Palatucci Desenzano del Garda BS Italia

SALE
584.000€

Beds	Bathrooms	Commercial
2	1	89,1 mq

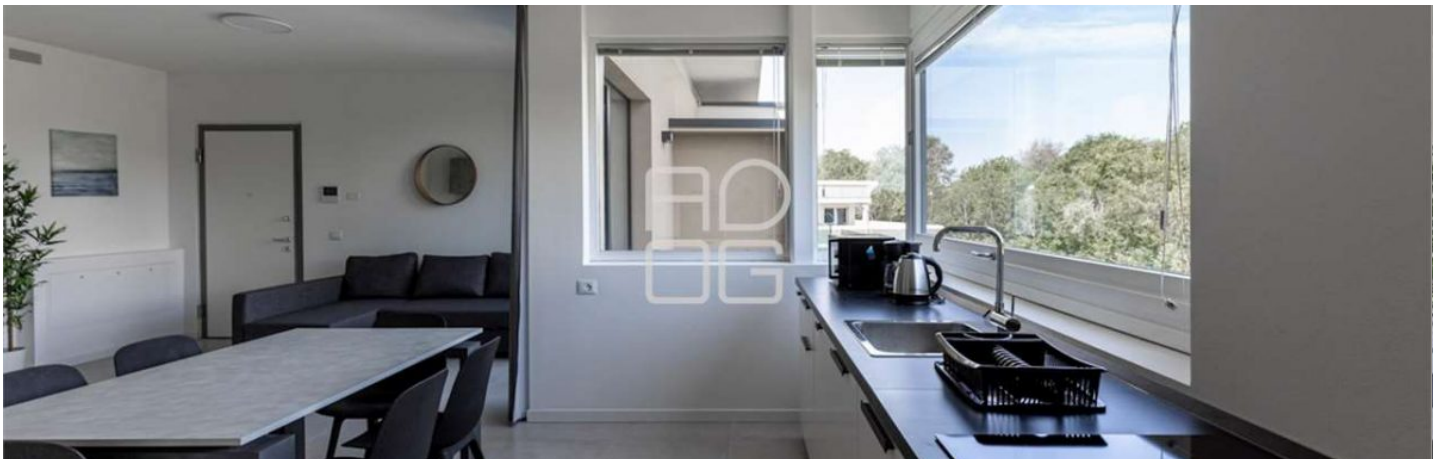
DESCRIPTION:

Located between the renowned towns of Desenzano del Garda and Sirmione, just a few steps from the lake, the beach, and all main services easily reachable on foot, we offer an elegant apartment set within a recent and modern Class A residence featuring beautiful common areas and a swimming pool. The property, located on the second and top floor and served by an elevator, stands out for its bright interiors and high-quality finishes. The entrance opens onto a welcoming living area with open-plan kitchen and direct access to the terrace, ideal for outdoor dining and relaxing moments. The sleeping area includes a hallway, two bedrooms, and a bathroom. An exclusive added value is the balcony with private access to the stunning and spacious panoramic solarium terrace, perfect for creating a relaxation area with the possibility of installing a hot tub and enjoying unique moments with an open and pleasant view. The property also includes a convenient double garage in the basement. The apartment has been built to high standards of energy efficiency and living comfort. Features include underfloor heating, photovoltaic system, home automation, pre-installation for air conditioning and alarm system, wooden window frames, and high-quality ceramic flooring. An ideal solution for those wishing to experience Lake Garda in an exclusive setting, perfect both as a primary residence and as an elegant holiday home.

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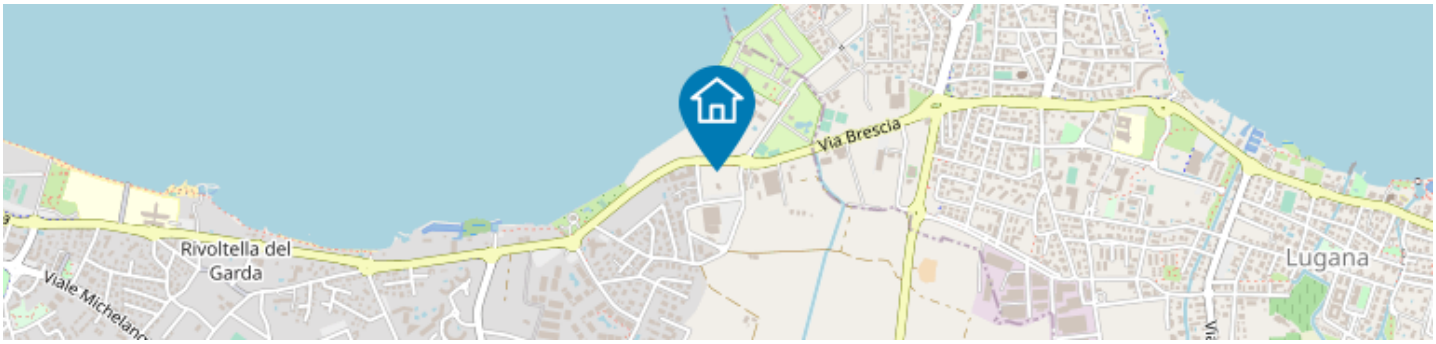
ADDITIONAL INFORMATION

Energy Rating: A3	**Minimum IPE:** -	**Heating:** Calories Counter	**State:** Perfect Conditions
Grade: Elegant	**Position:** Lake	**View:** Lake View	**Orientation:** -
Rooms / Locals: 3	**Floor:** 2	**Building Floors:** 3	**Internal Levels:** 2
Garage: 1	**Mq Garage:** 41,1	**Parking Space:** -	**Terraces:** 2
Mq Terraces: 103,6	**Balconies Mq:** -	**Arcades:** -	**Mq Arcades:** -
Garden: Common	**Kitchen:** View Kitchen	**Furniture:** Possibility	**Annual Expenses:** 3500



ACCESSORIES

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



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