

Code: [V003002](#)

RESIDENCE KATIA 2 - UNIT B1-5 IN DESENZANO DEL GARDA

Via Commissario Palatucci Desenzano del Garda BS Italia

SALE
460.000€

Beds 2 Bathrooms 2 Commercial 81,5 mq Garden 66 mq

DESCRIPTION:

Located between the prestigious towns of Desenzano del Garda and Sirmione, just a short walk from the lake, the beach, and all main amenities, we offer an elegant apartment within a modern energy-efficient Class A residence featuring beautiful communal areas and a swimming pool. The development is currently under construction, with completion scheduled between the end of 2026 and the beginning of 2027. Situated on the ground floor and served by an elevator, the apartment stands out for its bright, functional interiors and high-quality finishes. The entrance opens onto a welcoming living area with an open-plan kitchen and direct access to the spacious covered porch and private garden, ideal for outdoor dining and relaxing moments in complete comfort. The sleeping area comprises a practical hallway, two bedrooms, and two bathrooms. A distinctive feature of the property is the private porch and garden, offering privacy and creating a perfect extension of the living space. A convenient garage in the basement completes the property. The apartment will be built to high standards of energy efficiency and living comfort, featuring underfloor heating, photovoltaic system, basic home automation, pre-installation for air conditioning and alarm system, wood-aluminum window frames, ceramic flooring, and controlled mechanical ventilation (CMV), with materials and finishes supplied by leading manufacturers. An ideal solution for those wishing to enjoy Lake Garda in a modern and exclusive setting, perfect both as a primary residence and as a prestigious holiday home or investment property.

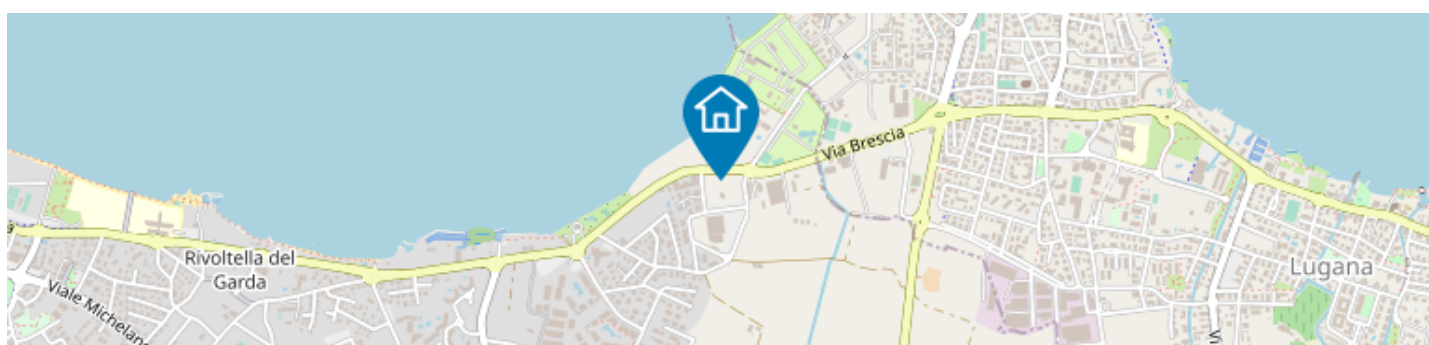
ADDITIONAL INFORMATION

Energy Rating: A	Minimum IPE: -	Heating: Calories Counter	State: Under Construction
Grade: Elegant	Position: Lake	View: Garden View	Orientation: -
Rooms / Locals: 3	Floor: -	Building Floors: 3	Internal Levels: 1
Garage: 1	Mq Garage: 19,6	Parking Space: -	Terraces: -
Mq Terraces: -	Balconies Mq: -	Arcades: 1	Mq Arcades: 10
Garden: Private	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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