abitare il Garda
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info@abitareilgarda.it
www.abitareilgarda.it







Code: V003004

RESIDENCE KATIA 2 - UNIT B3-10 IN DESENZANO DEL GARDA

Via Commissario Palatucci Desenzano del Garda BS Italia

SALE
486.000€

Beds	Bathrooms	Commercial
2	2	93,6 mq

DESCRIPTION:

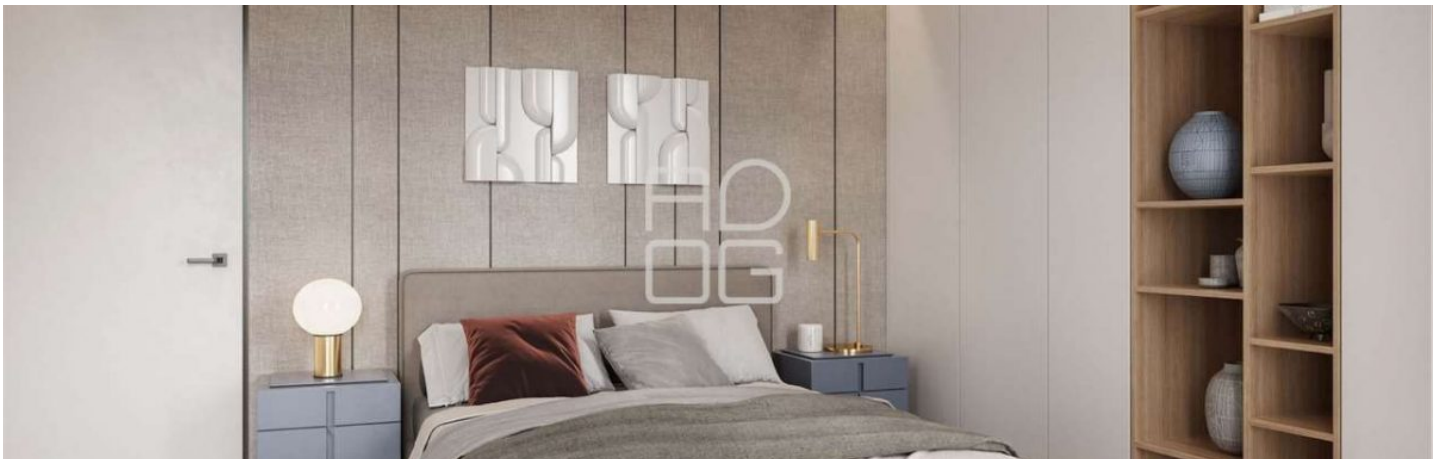
Located between the prestigious towns of Desenzano del Garda and Sirmione, just a short walk from the lake, the beach, and all major amenities, we offer an elegant apartment within a modern Energy Class A residence featuring beautiful communal areas and a swimming pool. The development is currently under construction, with completion scheduled between the end of 2026 and the beginning of 2027. Situated on the first floor and served by an elevator, the apartment stands out for its bright, functional interiors and high-quality finishes. The entrance leads to a welcoming living area with an open-plan kitchen, directly connected to a spacious terrace, the ideal space for relaxing and enjoying outdoor living. The sleeping area consists of a practical hallway, two bedrooms, two bathrooms, and a balcony. A distinctive feature of the property is the exclusive terrace, which offers privacy and comfort while creating a seamless extension of the indoor living spaces. A convenient garage in the basement completes the property. The apartment will be built to high standards of energy efficiency and living comfort and will feature underfloor heating, a photovoltaic system, basic home automation, pre-installation for air conditioning and an alarm system, wood-aluminium 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.

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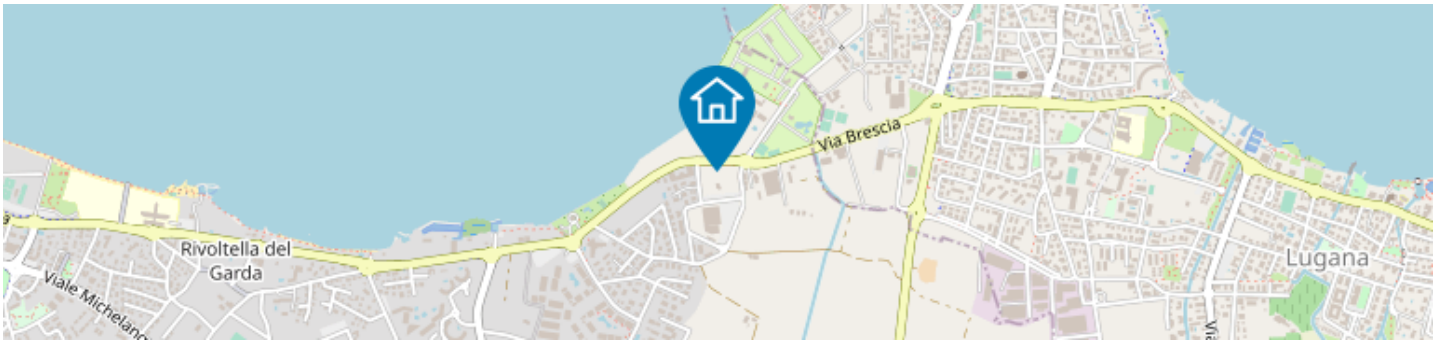
ADDITIONAL INFORMATION

Energy Rating: A	**Minimum IPE:** -	**Heating:** Calories Counter	**State:** Under Construction
Grade: Elegant	**Position:** Lake	**View:** Garden View	**Orientation:** -
Rooms / Locals: 3	**Floor:** 1	**Building Floors:** 3	**Internal Levels:** 1
Garage: 1	**Mq Garage:** 21,5	**Parking Space:** -	**Terraces:** 1
Mq Terraces: 10	**Balconies Mq:** 7,5	**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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