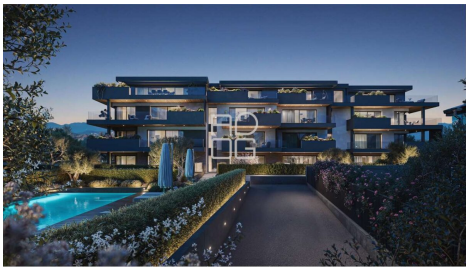
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Code: V003064

LUX GARDA - UNIT A4 IN DESENZANO DEL GARDA

Via Pratomaggiore 26 Desenzano del Garda BS Italia

SALE
640.000€

Beds	Bathrooms	Commercial
2	2	88,88 mq

DESCRIPTION:

Just a few minutes from the shores of Lake Garda and its beaches, in the heart of Rivoltella, a charming district of Desenzano del Garda, LUX GARDA is a new and exclusive residential development designed to offer an exceptional living experience in one of the most sought-after locations in the area. Located on Via Pratomaggiore, in a central, peaceful and well-served residential area, the development offers convenient access to the town centre, the lakefront, the beaches and all main amenities, combining the convenience of everyday life with the pleasure of living just a short distance from the lake. The development will comprise only 12 prestigious residential units, arranged across the ground, first and second floors. The different layouts have been carefully designed with particular attention to natural light, functionality and the connection between indoor and outdoor living spaces. The ground-floor apartments will feature spacious private gardens and covered patios, while the first-floor residences will benefit from pleasant covered loggias. The exclusive penthouses on the second floor will boast large panoramic terraces, ideal for enjoying outdoor living and the unique atmosphere of Lake Garda. Large glazed surfaces, bright interiors and a well-planned distribution of space define contemporary, elegant and comfortable homes, perfectly suited both as a primary residence and as a prestigious second home on Lake Garda. Particular attention will also be dedicated to the communal areas: a swimming pool, sunbathing area and landscaped green spaces will create a private and carefully maintained environment. The development will incorporate state-of-the-art construction and building systems, with particular emphasis on energy efficiency, thermal and acoustic insulation, and living comfort. The residences will feature underfloor heating and cooling, dehumidification, controlled mechanical ventilation, remote management systems, independent utilities and photovoltaic systems, together with high-quality materials and finishes. The properties are completed by private garages and storage rooms on the basement level and exclusive parking spaces on the ground floor, in addition to the communal spaces and facilities of the development. Completion and delivery are scheduled for December 2027. LUX GARDA represents a new real estate opportunity in Desenzano del Garda: a contemporary development comprising a

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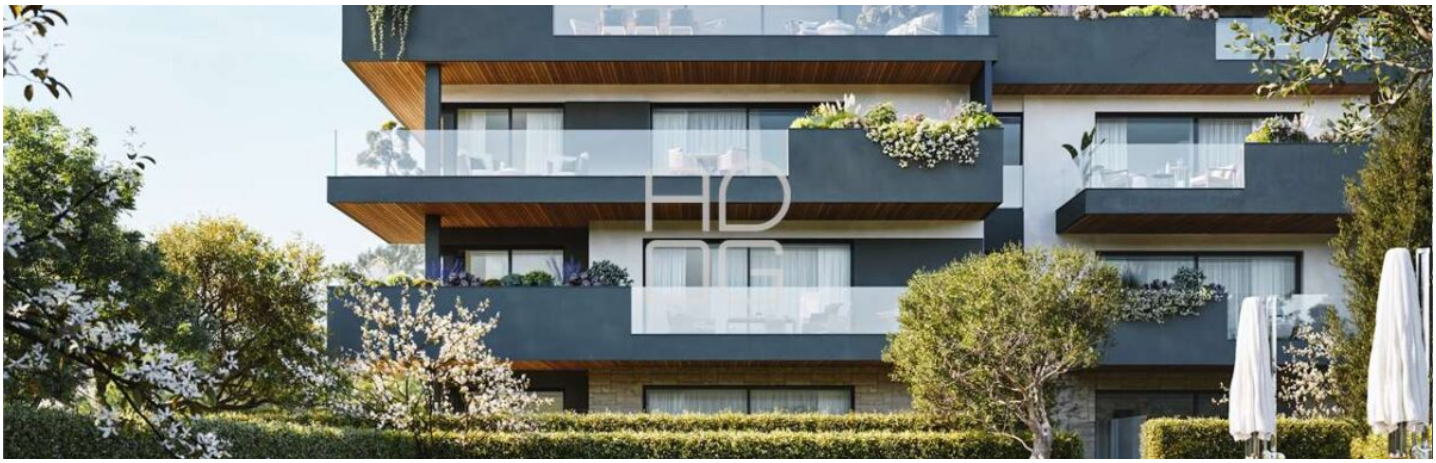
limited number of residences, strategically located just a short distance from the lake and the beaches, designed for those seeking quality, comfort, privacy and lasting value.

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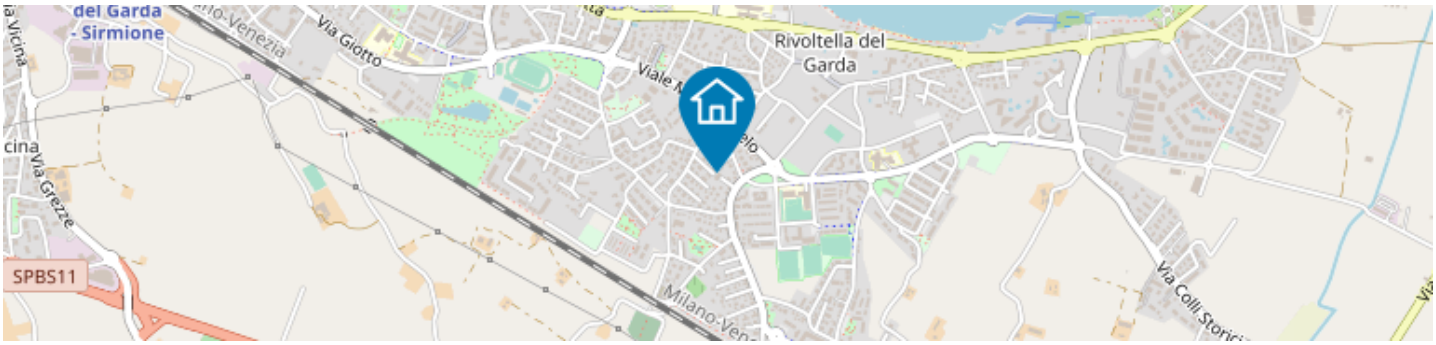
ADDITIONAL INFORMATION

Energy Rating: A3	**Minimum IPE:** -	**Heating:** Independent	**State:** Under Construction
Grade: Elegant	**Position:** Center	**View:** Open View	**Orientation:** -
Rooms / Locals: 3	**Floor:** 1	**Building Floors:** 4	**Internal Levels:** 1
Garage: 1	**Mq Garage:** 33,01	**Parking Space:** 1	**Terraces:** 2
Mq Terraces: 34,77	**Balconies Mq:** -	**Arcades:** -	**Mq Arcades:** -
Garden: Common	**Kitchen:** View Kitchen	**Furniture:** Possibility	**Annual Expenses:** -



ACCESSORIES

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



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