



Code: **V003052**

PROPERTY WITH SIGNIFICANT RESIDENTIAL DEVELOPMENT POTENTIAL IN DESENZANO DEL GARDA

Via Mezzocolle Desenzano del Garda BS Italia

SALE
1.200.000€

Commercial

Garden



840 mq



2510 mq

DESCRIPTION:

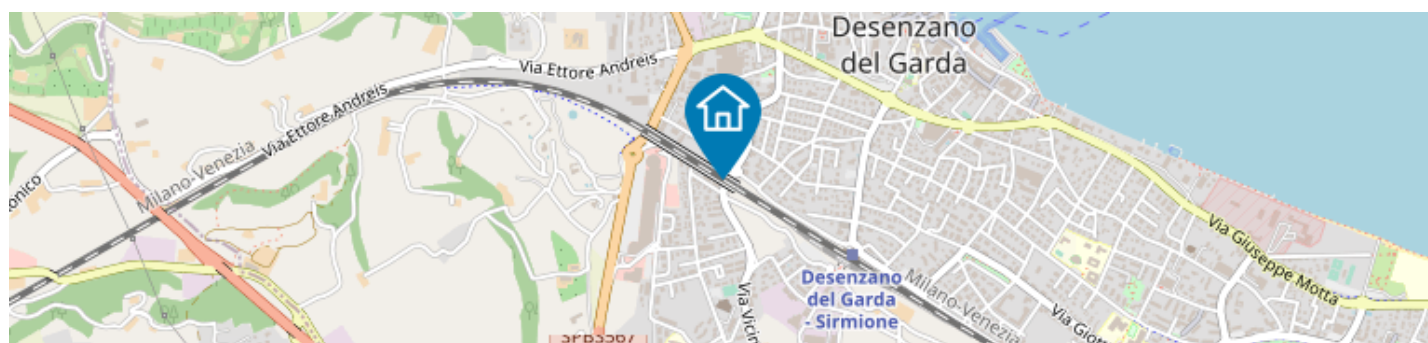
An interesting real estate opportunity aimed at property developers, construction companies and investors looking for a site to enhance through the development of a new residential project. The property extends over an area of approximately 2,500 sqm, currently occupied by an existing building intended for demolition. The key feature of this opportunity is the residential zoning of the site, which offers the possibility of a complete redevelopment of the property through the construction of a new residential project. Based on the information currently available, the potential development volume is estimated at approximately 2,500 cubic metres. Taking into account the permitted exclusion of the external perimeter walls from the relevant calculations, this volume could potentially allow for the construction of approximately 1,000 sqm of gross floor area (GFA), potentially distributed over three above-ground levels, in addition to possible basement areas, terraces, porticos and gardens. This represents a particularly attractive opportunity for those wishing to develop a new-build real estate project, with the possibility of completely redesigning the spaces and creating a contemporary residential development consistent with the characteristics and potential of the site. The areas, volumes and development scenarios indicated are to be considered purely indicative and must be verified and defined in accordance with the applicable planning regulations, current legislation and the necessary technical assessments to be carried out with the relevant municipal authorities. Further information and documentation regarding the property and its development potential will be made available to interested parties upon request. The published images have been created using artificial intelligence and are intended solely for illustrative purposes, representing a possible development concept. They do not constitute a contractual element or a binding representation of any future development.

ADDITIONAL INFORMATION

Energy Rating: VA	Minimum IPE: -	Heating: Independent	State: To Be Renovated
Grade: Medio	Position: Center	View: Open View	Orientation: -
Rooms / Locals: 1	Floor: -	Building Floors: 3	Internal Levels: 1
Garage: -	Mq Garage: -	Parking Space: -	Terraces: -
Mq Terraces: -	Balconies Mq: -	Arcades: -	Mq Arcades: -
Garden: Private	Kitchen: -	Furniture: -	Annual Expenses: -

ACCESSORIES

- ✓ Automotive Passage
- ✓ Data Network
- ✓ Independent Entrance
- ✓ Pedestrian Crossing



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