



Code: [V003083](#)

MAGNOLIA RESIDENCES – UNIT 05 – LAST TWO-BEDROOM APARTMENT WITH SWIMMING POOL AND TERRACE – GARAGE I IN DESENZANO DEL GARDA

Via Pola Desenzano del Garda BS Italia

SALE
470.000€

Beds Bathrooms Commercial
 2  2  77,27 mq

DESCRIPTION:

LAUNCH PRICE €470,000 – GARAGE INCLUDED List price €532,000 – Exclusive offer valid until 31 October 2026. **PROPERTY DESCRIPTION** In the centre of Desenzano del Garda, within a new and elegant residential complex with swimming pool, now nearing completion, we are pleased to offer the last available apartment on the first floor. The apartment features a bright living area opening onto a spacious, liveable terrace, two bedrooms and two bathrooms. The property also includes a large underground garage, included in the price. **CONSTRUCTION AT AN ADVANCED STAGE – COMPLETION IS GETTING CLOSER** Construction is now at an advanced stage and completion is approaching. The residence has already been chosen by other buyers and availability is now very limited. **CENTRAL DESENZANO LOCATION, SWIMMING POOL AND GARAGE** The residence features a communal swimming pool, a particularly attractive benefit considering its central location. The property is conveniently located within easy reach of Desenzano del Garda town centre, all main services, shops and the lake. An ideal solution both as a primary residence and as a second home on Lake Garda. **ENERGY CLASS A4 AND HIGH CONSTRUCTION QUALITY** The project has been developed with particular attention to construction quality, living comfort and energy efficiency. The residence will achieve Energy Class A4, with high standards of thermal and acoustic insulation, modern building systems and high-quality materials and finishes. **POTENTIAL TAX BENEFITS UNTIL THE END OF 2026** For purchases and expenses meeting the requirements established by current legislation, applicable tax incentives available until 31 December 2026 may also be considered, potentially providing a significant additional financial benefit of €48,000 over 10 years for the purchase of a primary residence and €34,560 over 10 years for the purchase of a second home. **COME AND MEET US** The developer is available at their office in Desenzano del Garda to provide detailed information on all technical and construction aspects of the project, present the complete specifications and allow

prospective buyers to view the progress of the works directly on site.

ADDITIONAL INFORMATION

Energy Rating: A4	Minimum IPE: -	Heating: Independent	State: Under Construction
Grade: Elegant	Position: Center	View: -	Orientation: -
Rooms / Locals: 3	Floor: 1	Building Floors: 3	Internal Levels: -
Garage: 1	Mq Garage: 20,6	Parking Space: -	Terraces: 1
Mq Terraces: 43,15	Balconies Mq: -	Arcades: -	Mq Arcades: -
Garden: Common	Kitchen: View Kitchen	Furniture: Possibility	Annual Expenses: -



ACCESSORIES

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



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