

DEL GARDA

OPPORTUNITÀ
DI SVILUPPO
IMMOBILIARE

- ZONA CENTRALE
- VICINO AL LAGO
- TUTTI I SERVIZI
- IDEALE PER
INVESTITORI E
SVILUPPATORI

LOTTO
~ 915 MQ

POTENZIALE SLP
FUORI TERRA
~ 700 MQ*

INDICE 1 MQ / 1.5 MC

- * RIGENERAZIONE URBANA (OVE APPLICABILE)
- * RECUPERO SOTTOTETTO ESISTENTE (OVE APPLICABILE)
- * SCONPUTO MURATURE PERIMETRALI

POSSIBILITÀ
DI PIÙ UNITÀ
ABITATIVE

AMPI SPAZI
ESTERNI

AUTORIMESSE
E LOCALI ACCESSORI

SOLUZIONE
PERSONALIZZABILE

Code: **V003087**

PROPERTY TO BE REDEVELOPED WITH SIGNIFICANT DEVELOPMENT POTENTIAL IN A CENTRAL LOCATION IN DESENZANO DEL GARDA

Via Gramsci Desenzano del Garda BS Italia

SALE
1.200.000€

Garden

905 mq

DESCRIPTION:

In a strategic and central location in Desenzano del Garda, just a short distance from the town centre and the lake, and conveniently located close to all main services and amenities, we offer an interesting property set on a plot of approximately 915 sqm, ideal either for the development of a prestigious private residence or as an attractive real estate development opportunity. The property currently comprises a detached villa built in the 1970s, requiring complete renovation and redevelopment. Alternatively, subject to verification of the applicable planning regulations and the necessary approvals, the existing building could be demolished and replaced with a new development. The property's key feature is the significant development potential of the plot. Based on preliminary planning assessments, the site has a ratio of 1 sqm / 1.5 cubic metres, to which additional development opportunities may potentially be added, where applicable, through urban regeneration provisions, the recovery of the existing attic space, and the exclusion of external perimeter walls from the relevant calculations. Taking these elements into consideration, the property could potentially allow for the development of approximately 700 sqm of above-ground Gross Floor Area (GFA/SLP). This figure is strictly preliminary and approximate and must be verified and confirmed by qualified professionals in accordance with the applicable planning and building

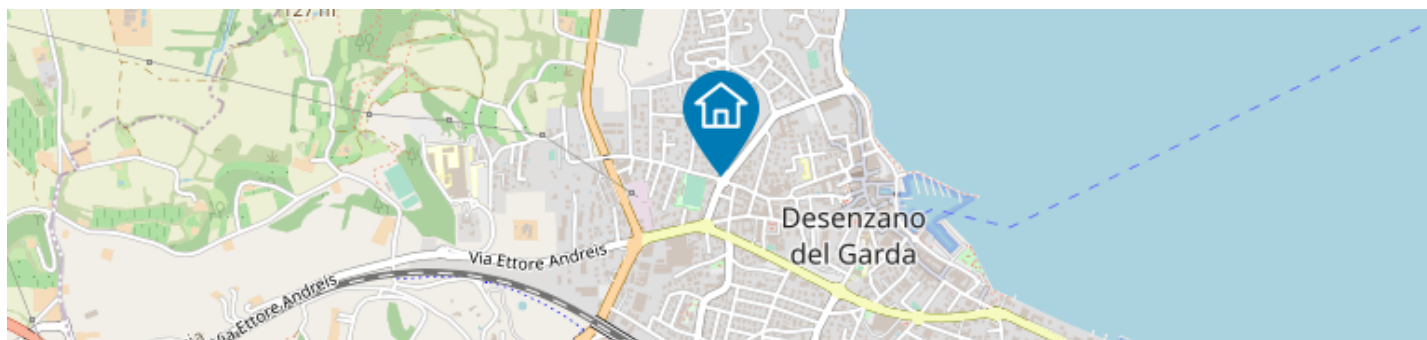
regulations and the specific project to be developed. The central location, the size of the plot and its development potential make this property particularly attractive to construction companies, investors and real estate developers, with the opportunity to consider the development of multiple residential units or, alternatively, a prestigious private residence. A rare opportunity in terms of both location and development potential, situated in one of the most sought-after areas of Desenzano del Garda, with the town centre, the lake and all main services within easy reach.

ADDITIONAL INFORMATION

Energy Rating: VA	Minimum IPE: -	Heating: Independent	State: To Be Renovated
Grade: Medio	Position: Center	View: Garden View	Orientation: -
Rooms / Locals: 14	Floor: -	Building Floors: 2	Internal Levels: 3
Garage: -	Mq Garage: -	Parking Space: -	Terraces: -
Mq Terraces: -	Balconies Mq: -	Arcades: -	Mq Arcades: -
Garden: Private	Kitchen: -	Furniture: -	Annual Expenses: -

ACCESSORIES

- ✓ Automotive Passage
- ✓ Flue
- ✓ Independent Entrance
- ✓ Pedestrian Crossing



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