



Code: [V003077](#)

## ENTIRE RESIDENTIAL BUILDING JUST STEPS FROM THE CENTRE OF DESENZANO IN DESENZANO DEL GARDA

Via G. Pascoli Desenzano del Garda BS Italia

**SALE**  
**2.330.000€**

Commercial

 705 mq

### DESCRIPTION:

In Desenzano del Garda, in a particularly strategic location at the gateway to the historic centre and within easy reach of the railway station, we offer for sale an entire residential building, constructed in the 1970s and distinguished by bold, recognisable architecture inspired by the Brutalist style. The building consists in its entirety of just four residential units, all included in the sale, distributed between the second and the third and top floor and served by a lift. There are therefore no other owners or third-party properties within the building. Pedestrian access is directly from Piazzale Fleming through a private entrance exclusively serving the building, while at the rear a separate driveway leads to an exclusively owned forecourt providing access to the two garages. The four apartments stand out for their generous proportions, increasingly difficult to find in today's market: internal areas range approximately from 120 to 150 sqm, in addition to the spacious terraces enjoyed by each unit. The interiors reflect the generous layouts typical of quality residential architecture of the period, with large living rooms starting from approximately 40 sqm, separate kitchens, two double bedrooms and two bathrooms. Some of the apartments also enjoy pleasant views towards Lake Garda. Three of the four apartments have been successfully used for several years as holiday rentals, generating an attractive and readily demonstrable income. The property therefore represents a particularly interesting investment opportunity: an entire building under single ownership, comprising four spacious apartments with large terraces, a lift, privately owned outdoor areas and garages, all in an extremely convenient location close to both the centre of Desenzano and the railway station. Its established history in the short-term rental market also provides a solid basis for those wishing to continue or further develop the property's income-generating potential. A distinctive property with strong architectural character and considerable potential for enhancement, suitable for a private investor, property company or operator looking to develop a residential or hospitality project in one of the most strategic locations in Desenzano del Garda.

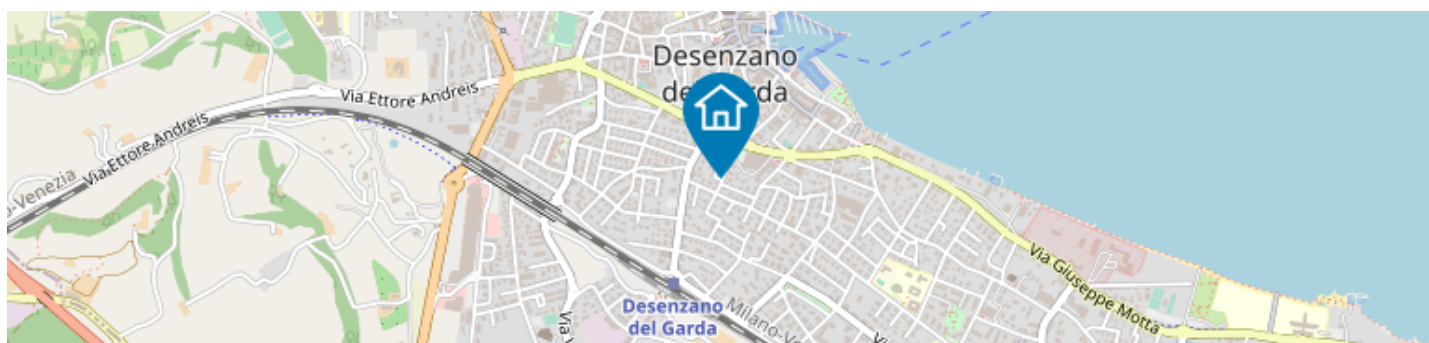
## ADDITIONAL INFORMATION

|                           |                         |                           |                                  |
|---------------------------|-------------------------|---------------------------|----------------------------------|
| <b>Energy Rating:</b> VA  | <b>Minimum IPE:</b> -   | <b>Heating:</b> Central   | <b>State:</b> Perfect Conditions |
| <b>Grade:</b> Elegant     | <b>Position:</b> Center | <b>View:</b> Open View    | <b>Orientation:</b> -            |
| <b>Rooms / Locals:</b> 29 | <b>Floor:</b> -         | <b>Building Floors:</b> 4 | <b>Internal Levels:</b> -        |
| <b>Garage:</b> -          | <b>Mq Garage:</b> 95    | <b>Parking Space:</b> -   | <b>Terraces:</b> -               |
| <b>Mq Terraces:</b> 224   | <b>Balconies Mq:</b> -  | <b>Arcades:</b> -         | <b>Mq Arcades:</b> -             |
| <b>Garden:</b> No         | <b>Kitchen:</b> -       | <b>Furniture:</b> -       | <b>Annual Expenses:</b> -        |



## ACCESSORIES

- ✓ Air Conditioning
- ✓ Closet
- ✓ Data Network
- ✓ Double Glasses
- ✓ Electric Gate
- ✓ Electric Shutters
- ✓ Laundry
- ✓ Lift
- ✓ Outdoor Tables
- ✓ Satellite System
- ✓ Security Door
- ✓ Video Intercom



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