



Code: [V003100](#)

NEW-BUILD VILLA WITH PRIVATE GARDEN – CUSTOMISABLE IN DESENZANO DEL GARDA

Desenzano del Garda BS Italia

SALE
730.000€

Beds	Bathrooms	Commercial	Garden
 3	 3	 140,7 mq	 224,89 mq

DESCRIPTION:

Designed for those seeking the comfort and independence of a modern villa, this new residential property in Desenzano del Garda offers functional living spaces, private outdoor areas and state-of-the-art technology. An ideal choice as a permanent residence, but equally appealing as a second home on Lake Garda. The contemporary architecture features clean lines, large windows and a seamless connection between indoor and outdoor living spaces. The villa benefits from an independent entrance and an exclusive private garden, and offers a spacious living area with lounge and kitchen, opening directly onto the covered patio and garden. The sleeping area includes bedrooms and bathrooms, while generous terraces and additional functional spaces complete the property. There is also the possibility of installing a private swimming pool. Particular attention has been paid to comfort and energy efficiency, with heating and cooling provided by a heat pump, a photovoltaic system, high-performance thermal and acoustic insulation, and pre-installation for home automation. Construction is scheduled to begin in January 2027. Purchasing at this stage still offers the opportunity to customise the internal layout and select finishes according to personal preferences, in keeping with the approved design. An excellent opportunity to create a tailor-made, modern and energy-efficient home, designed to be enjoyed throughout the year.

ADDITIONAL INFORMATION

Energy Rating: A+	Minimum IPE: -	Heating: Independent	State: Next Realization
Grade: Elegant	Position: Suburb	View: Open View	Orientation: -
Rooms / Locals: 6	Floor: -	Building Floors: 2	Internal Levels: 2
Garage: 1	Mq Garage: 33	Parking Space: -	Terraces: 2
Mq Terraces: 30,93	Balconies Mq: -	Arcades: -	Mq Arcades: 94,46
Garden: Private	Kitchen: Eat-In Kitchen	Furniture: Not Furnished	Annual Expenses: -



ACCESSORIES

- ✓ Air Conditioning ✓ Data Network ✓ Double Glasses ✓ Electric Gate ✓ Electric Shutters
- ✓ Independent Entrance ✓ Optic Fiber ✓ Photovoltaic System ✓ Satellite System ✓ Security Door
- ✓ Theft Protection ✓ Video Intercom



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