abitare il Garda
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Code: V003101

EXCLUSIVE DETACHED VILLA WITH CUTTING-EDGE TECHNOLOGY AND PRIVATE GARDEN IN DESENZANO DEL GARDA

Piazza della Concordia Desenzano del Garda BS Italia

SALE
800.000€

Beds	Bathrooms	Commercial	Garden
3	2	139 mq	370 mq

DESCRIPTION:

In the peaceful and sought-after residential area of San Martino della Battaglia, just a few minutes from the centre of Desenzano del Garda and the main transport links, we offer for sale an elegant, newly built detached villa, arranged entirely on one level and surrounded by a beautifully landscaped private garden. The property stands out for its contemporary architecture, excellent layout of indoor and outdoor spaces, and particular attention to high-quality finishes, living comfort and the latest technological systems. The villa welcomes you into a bright living and dining area overlooking the covered porch and garden, ideal for enjoying pleasant moments outdoors in complete privacy. The separate, fully equipped kitchen offers a functional and sophisticated environment, featuring high-quality furnishings and premium appliances. The sleeping area comprises three bedrooms, including the master bedroom, as well as three bathrooms in total, all finished with premium materials and contemporary design solutions. The property also includes a spacious double garage, utility and technical rooms, a fully equipped laundry area and an additional covered parking area. Outside, the beautifully landscaped private garden, bordered by tall hedges to ensure privacy, surrounds the villa and blends harmoniously with the generous paved areas, walkways and covered porch, creating inviting spaces to enjoy throughout the warmer months. Particular attention has been paid to advanced technology and energy efficiency. The villa features a sophisticated smart home automation system allowing remote management and control of the property's main functions, independently zoned underfloor heating, Daikin air conditioning, a photovoltaic system, motorised shutters and blinds, a security system with alarm and video surveillance, as well as a carefully designed indoor and outdoor lighting system with integrated LED lighting. Additional features include smart security doors with remote access, a built-in audio distribution system, automated garden irrigation and an automatic mosquito control system. The interiors are characterised by

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refined finishes, custom-made furnishings and carefully designed solutions aimed at providing maximum everyday comfort. A modern, independent and move-in-ready home, ideal for those seeking the convenience of single-level living without compromising on privacy, outdoor space, comfort or technology, in a strategic location close to Desenzano del Garda, Sirmione and the main destinations around Lake Garda.

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ADDITIONAL INFORMATION

Energy Rating: A4	**Minimum IPE:** 40,71	**Heating:** Independent	**State:** New
Grade: Elegant	**Position:** Center	**View:** Garden View	**Orientation:** -
Rooms / Locals: 4	**Floor:** -	**Building Floors:** 1	**Internal Levels:** 1
Garage: 1	**Mq Garage:** 77	**Parking Space:** 3	**Terraces:** -
Mq Terraces: -	**Balconies Mq:** -	**Arcades:** 1	**Mq Arcades:** 24
Garden: Private	**Kitchen:** Eat-In Kitchen	**Furniture:** Furnished	**Annual Expenses:** -



ACCESSORIES

- ✓ Air Conditioning
- ✓ Closet
- ✓ Data Network
- ✓ Double Glasses
- ✓ Electric Gate
- ✓ Electric Shutters
- ✓ Home Automation System
- ✓ Independent Entrance
- ✓ Laundry
- ✓ Photovoltaic System
- ✓ Radio
- ✓ Satellite System
- ✓ Security Door
- ✓ Theft Protection
- ✓ Video Intercom
- ✓ Video Surveillance



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