abitare il Garda
WE MAKE IT REAL

+39 030 914 1691
info@abitareilgarda.it
www.abitareilgarda.it







Code: V003109

NEWLY BUILT TWO-BEDROOM APARTMENT WITH PRIVATE ROOFTOP TERRACE IN SAN MARTINO DELLA BATTAGLIA IN DESENZANO DEL GARDA

via Zeneroni Desenzano del Garda BS Italia

SALE
415.000€

Beds	Bathrooms	Commercial
2	2	70 mq

DESCRIPTION:

Set within a newly built residential development comprising just four units, only a short walk from the centre of San Martino della Battaglia, this two-bedroom apartment with two bathrooms is located on the first floor and is served by a lift. The apartment combines a well-designed layout, private outdoor spaces and modern technologies conceived for everyday comfort. The living area features an inviting lounge with an open-plan kitchen, leading onto a comfortable balcony that naturally extends the indoor living space. The sleeping area comprises two bedrooms, both with access to a second shared balcony. The master bedroom benefits from a private en-suite bathroom with shower, while the generously sized second bedroom is complemented by an additional bathroom, also equipped with a shower. One of the property's most distinctive features is its private rooftop sun terrace, accessible via the communal staircase: an inviting outdoor space to enjoy during the warmer months. The property also includes a 30 sqm double garage, a spacious cellar and an uncovered private parking space. The newly built residence boasts an A4 energy efficiency rating and features underfloor heating, a heat pump, a photovoltaic system, mechanical ventilation with heat recovery (MVHR) and air conditioning. Triple-glazed PVC windows, electric roller shutters and insect screens complete the specifications. A contemporary home, ideal for couples and families seeking comfort, energy efficiency and the privacy of a small residential development, while remaining close to everyday amenities.

abitare il Garda
WE MAKE IT REAL

+39 030 914 1691
info@abitareilgarda.it
www.abitareilgarda.it

ADDITIONAL INFORMATION

Energy Rating: A4	**Minimum IPE:** -	**Heating:** Central	**State:** New
Grade: Elegant	**Position:** Suburb	**View:** -	**Orientation:** -
Rooms / Locals: 3	**Floor:** 1	**Building Floors:** 2	**Internal Levels:** 1
Garage: 1	**Mq Garage:** 15	**Parking Space:** 1	**Terraces:** 1
Mq Terraces: 10	**Balconies Mq:** 5	**Arcades:** -	**Mq Arcades:** -
Garden: Cortile	**Kitchen:** Open Kitchen	**Furniture:** Not Furnished	**Annual Expenses:** -



ACCESSORIES

- ✓ Air Conditioning
- ✓ Electric Gate
- ✓ Electric Shutters
- ✓ Lift
- ✓ Mosquito Nets
- ✓ Photovoltaic System
- ✓ Security Door
- ✓ Solar Panels
- ✓ Video Intercom



Discover more
Point here your smartphone