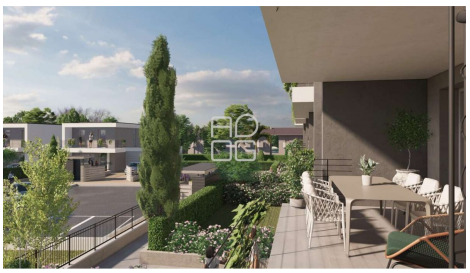
abitare il Garda
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Code: V003110

NEW TWO-BEDROOM APARTMENT WITH PRIVATE GARDEN AND SWIMMING POOL IN DESENZANO DEL GARDA IN DESENZANO DEL GARDA

Via Colli Storici Desenzano del Garda BS Italia

SALE
397.000€

Beds	Bathrooms	Commercial	Garden
2	2	75,65 mq	76 mq

DESCRIPTION:

In a newly developed residential neighborhood of Desenzano del Garda, approximately 600 meters from the beach as the crow flies, we offer a ground-floor two-bedroom apartment within a modern residential complex comprising just 10 units, divided into two buildings with five apartments each and a shared swimming pool. The apartment features a bright living area with an open-plan kitchen, opening directly onto a covered patio and private garden, creating a pleasant connection between indoor and outdoor spaces. The sleeping area includes a master bedroom, a second bedroom, two bathrooms, and a hallway with a dedicated space for a washing machine and dryer. At this stage of the project, the internal layout can still be customized, including the possibility of creating an en-suite bathroom for the master bedroom. The development stands out for its modern construction technologies, including external thermal insulation, a heat pump system, air conditioning, and an expected A3 energy rating. Buyers can choose between a single or double garage. Exclusive promotional price for reservations made before construction begins, scheduled for January 2027, after which prices will be adjusted to the official price list. Completion and delivery are expected in March 2028. An ideal opportunity as a primary residence, holiday home by the lake, or property investment in one of the most sought-after locations on Lake Garda.

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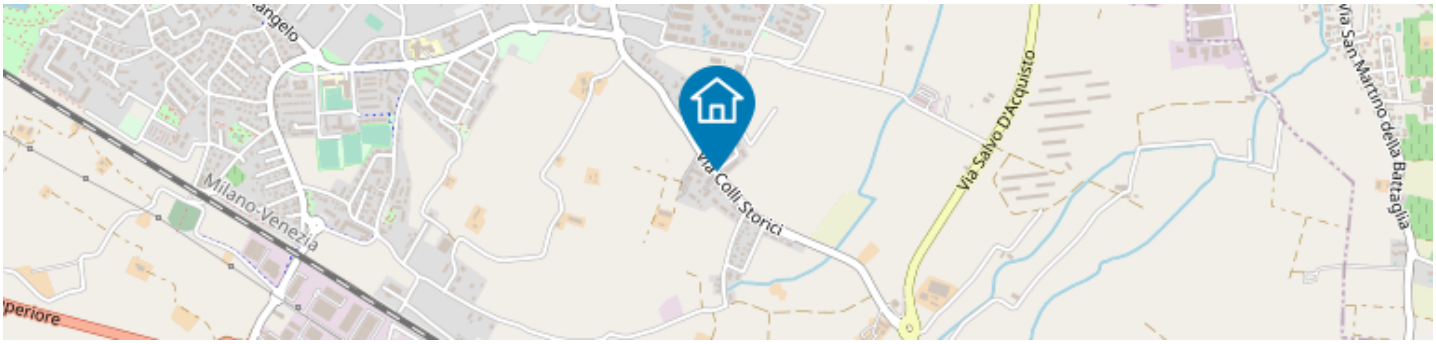
ADDITIONAL INFORMATION

Energy Rating: A3	**Minimum IPE:** -	**Heating:** Independent	**State:** Next Realization
Grade: Elegant	**Position:** -	**View:** Open View	**Orientation:** -
Rooms / Locals: 3	**Floor:** -	**Building Floors:** 3	**Internal Levels:** 1
Garage: -	**Mq Garage:** -	**Parking Space:** -	**Terraces:** -
Mq Terraces: -	**Balconies Mq:** -	**Arcades:** 1	**Mq Arcades:** 53,5
Garden: Private	**Kitchen:** View Kitchen	**Furniture:** Possibility	**Annual Expenses:** -



ACCESSORIES

- ✓ Air Conditioning
- ✓ Data Network
- ✓ Double Glasses
- ✓ Electric Gate
- ✓ Electric Shutters
- ✓ Laundry
- ✓ Lift
- ✓ Photovoltaic System
- ✓ Pool
- ✓ Satellite System
- ✓ Security Door
- ✓ Theft Protection
- ✓ Video Intercom



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