






Code: [V001354](#)

EXCLUSIVE UNIT WITH GARDEN IN STATELY BUILDING IN DESENZANO DEL GARDA

Via Villa del Sole Desenzano del Garda BS Italia

SALE
Trattativa
riservata

Beds  3
Bathrooms  3
Commercial  130 mq

DESCRIPTION:

Located in an elegant context and privileged residential area of the municipality of Desenzano del Garda, convenient for services, lake and town centre, we propose the new construction of an elegant and modern building of just 8 prestigious units. The residence will be characterized by contemporary design, care and attention to detail and construction details as well as earthquake resistance, high level and quality finishes, modern plumbing and electrical systems with home automation base and various provisions, including burglar alarms, to ensure the highest quality of life, giving clients a real A4 building grade. This beautiful residence offers ground floor living solutions with beautiful and spacious outdoor living spaces a covered terrace located in the large living room and kitchen overlooking the large terrace window where you can enjoy panoramic views with a partial view of the lake, bathroom, entrance hall/utility room with technical room and laundry room, master bedroom with dressing room and en-suite bathroom and access to second terrace, second bedroom with another en-suite bathroom and access to the terrace. Excluded from the price is the option of a large single or double garage in the basement, priced between €45,000 and €95,000 depending on size. Special attention has been paid to the aesthetics and design of the complex, the exterior LED lights, the glass enclosures, the single photovoltaic system for each unit, the lift and the maintenance of the common areas, all in order to minimise maintenance costs and ensure exclusivity that can guarantee investment and property value over time. Assistance before and after the sale and the ability to customise the internal division of spaces and finishes to high quality specifications, so you can create your own custom home. Modern and avant-garde housing solutions for maximum living comfort. The offered price takes advantage of tax incentives currently available in the law, which allow for an invoice discount of 96,000 euros, reducing the original price of 735,000 euros and making this an irreplaceable opportunity. We remain available for further information, inspections or meetings in our studios for inspection and general evaluation.

ADDITIONAL INFORMATION

Energy Rating: A4	Minimum IPE: -	Heating: Independent	State: Next Realization
Grade: Elegant	Position: Center	View: Lake View	Orientation: -
Rooms / Locals: 4	Floor: 1	Building Floors: 3	Internal Levels: 1
Garage: -	Mq Garage: -	Parking Space: -	Terraces: 1
Mq Terraces: 60	Balconies Mq: 10	Arcades: -	Mq Arcades: -
Garden: No	Kitchen: View Kitchen	Furniture: Possibility	Annual Expenses: -



ACCESSORIES

- ✓ Air Conditioning
- ✓ Data Network
- ✓ Double Glasses
- ✓ Electric Gate
- ✓ Electric Shutters
- ✓ Home Automation System
- ✓ Laundry
- ✓ Lift
- ✓ Optic Fiber
- ✓ Pedestrian Crossing
- ✓ Photovoltaic System
- ✓ Satellite System
- ✓ Security Door
- ✓ Theft Protection
- ✓ Video Intercom



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