



Code: [V001388](#)

## EXCLUSIVE LAKE VIEW VILLA IN ELEGANT CONTEXT IN DESENZANO DEL GARDA

Via Gramsci Desenzano del Garda BS Italia

SALE  
**Trattativa  
riservata**

Beds	Bathrooms	Commercial	Garden
 3	 5	 158 mq	 220 mq

### DESCRIPTION:

Inserted in an elegant context, privileged elevated and residential area of the municipality of Desenzano del Garda, convenient to the lake and to the town centre, we propose exclusive villa of modern design with garden, solarium and private swimming pool, with partial lake view from the villa and with total lake view from the private solarium. Beautiful outdoor spaces with covered porch and garden as well as exclusive solarium. The villa is arranged in a large and bright living area and open kitchen with access through the large window to the covered porch where you can stay and dine al fresco and where you can enjoy the view of the lake and the spectacular private swimming pool with exclusive solarium and garden. In the living area there is a first service bathroom. The sleeping area consists of a hallway, a second service bathroom, master bedroom with walk-in wardrobe and third private bathroom, another double bedroom and third bedroom. Descending into the basement area via the private staircase we reach the large tavern suitable for a further living area, service bathroom, fitness room, another bathroom, SPA area, laundry room, technical room and direct access to the large double garage. From the external area and via the private staircase we reach the exclusive solarium where a mini pool can be housed and equipped with dining and living areas and where we can enjoy the beautiful view of the lake. The villa will be built in class A with high quality and modern design, attention to detail and construction details, high level and quality of finishing materials, state-of-the-art plumbing and electrical systems with basic domotics and various predispositions. External LED lights, crystal parapets, attention to detail, all with the aim of guaranteeing an exclusivity that will ensure the investment and value of the property over time. Pre- and post-sales assistance and the possibility of customising the internal subdivision of the spaces and the finishes according to high quality specifications so that you can create your own customised home. State-of-the-art contemporary living solutions to guarantee maximum living comfort. We remain at your disposal for further information, inspections or meetings at our studios for in-depth studies and general

evaluations.

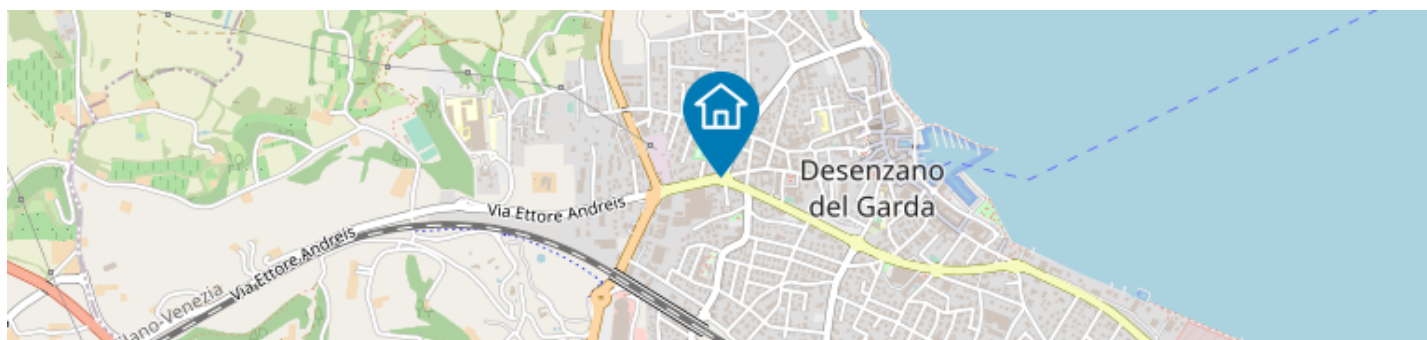
## ADDITIONAL INFORMATION

<b>Energy Rating:</b> A	<b>Minimum IPE:</b> -	<b>Heating:</b> Independent	<b>State:</b> Under Construction
<b>Grade:</b> Elegant	<b>Position:</b> Center	<b>View:</b> Lake View	<b>Orientation:</b> -
<b>Rooms / Locals:</b> 5	<b>Floor:</b> -	<b>Building Floors:</b> 1	<b>Internal Levels:</b> 3
<b>Garage:</b> 1	<b>Mq Garage:</b> 50	<b>Parking Space:</b> -	<b>Terraces:</b> 1
<b>Mq Terraces:</b> 91	<b>Balconies Mq:</b> -	<b>Arcades:</b> 1	<b>Mq Arcades:</b> 23
<b>Garden:</b> Private	<b>Kitchen:</b> View Kitchen	<b>Furniture:</b> Possibility	<b>Annual Expenses:</b> -



## ACCESSORIES

- ✓ Air Conditioning
- ✓ Condominium Park
- ✓ Data Network
- ✓ Double Entry
- ✓ Double Glasses
- ✓ Electric Gate
- ✓ Electric Shutters
- ✓ Home Automation System
- ✓ Independent Entrance
- ✓ Jacuzzi
- ✓ Laundry
- ✓ Lift
- ✓ Optic Fiber
- ✓ Pool
- ✓ Satellite System
- ✓ Security Door
- ✓ Theft Protection
- ✓ Video Intercom



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