



Code: [V001976](#)

## EXCLUSIVE HOME IN PRESTIGIOUS RESIDENCE IN DESENZANO DEL GARDA

Via Giotto Desenzano del Garda BS Italia

SALE  
1.650.000€

Beds 3 Bathrooms 2 Commercial 216 mq

### DESCRIPTION:

Situated in the renowned municipality of Desenzano del Garda, in an elegant context and in an elevated and panoramic area, we propose exclusive residential units inserted in a prestigious Residence under renovation and named "VILLA DEL SOLE". The important property dating back to the early 20th century, which stands out for its wonderful LAKE VIEW and the magnificent Park that surrounds it, is composed of 10 exclusive residential units with common POOL, PARK and SPA. The architectural style will be completely maintained and restored, preserving intact the unique characteristics of this heritage-protected property. Specifically, the entire property is divided into two separate buildings, i.e. the historic villa arranged on 4 levels above ground and the secondary building arranged on two levels above ground with also a charming deconsecrated church. Characteristic of both buildings is the propensity towards the greenery surrounding the residence and towards Lake Garda. The attention to detail, the high level of the interior and exterior finishes, the state-of-the-art electrical and plumbing technological systems, the refinement and care of the common areas and greenery are some of the main features that will characterise the Residence. In the basement there will be areas used as garages and cellars in addition to the common SPA area, a beautiful and scenic swimming pool with a common sunbathing area, and parking spaces for owners and guests. On the first floor there is a large entrance hall with a scenic corridor leading to the living area, a kitchen, a bathroom, three bedrooms, the master of which has a walk-in wardrobe, a second bathroom and a large and beautiful terrace that runs all around the house. From the corridor there is a private staircase leading to another large and beautiful solarium terrace from which to enjoy the wonderful view and to create a further relaxation area and outdoor living and cooking area. Completing the proposal is a private underground garage and a cellar. The conservative restoration of the residence will begin in January 2023 and will consist in the total renovation of the same in a modern key and in full respect of the prescriptions dictated by its historicity, but at the same time aimed at making the flats technologically avant-garde in such a way as to make them unique and ideal for a demanding clientele. Various types of apartments of various sizes are available on the various floors of the

building. We remain at your complete disposal for further information, documentation, including planimetric documentation, specifications or on-site inspections.

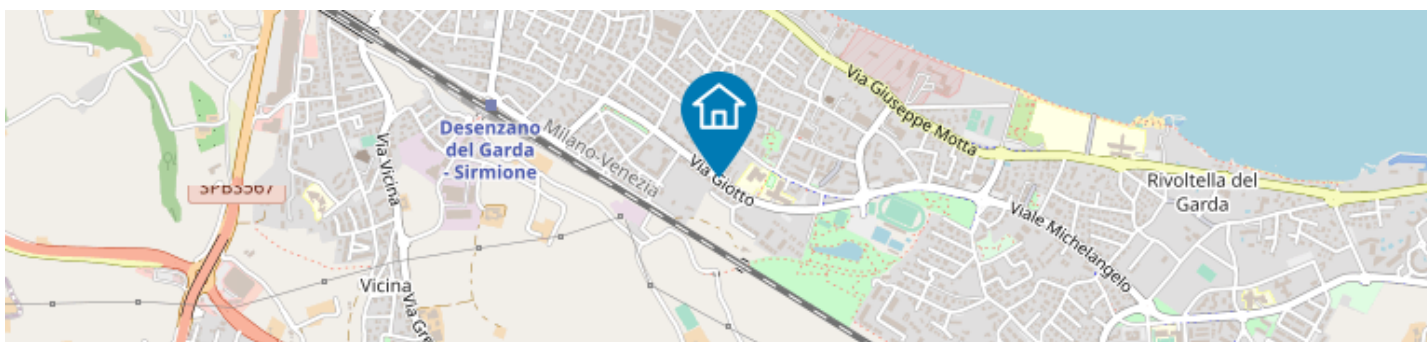
## ADDITIONAL INFORMATION

|                          |                                |                               |                                  |
|--------------------------|--------------------------------|-------------------------------|----------------------------------|
| <b>Energy Rating:</b> A  | <b>Minimum IPE:</b> -          | <b>Heating:</b> Central       | <b>State:</b> Under Construction |
| <b>Grade:</b> Elegant    | <b>Position:</b> Hill          | <b>View:</b> Lake View        | <b>Orientation:</b> -            |
| <b>Rooms / Locals:</b> 4 | <b>Floor:</b> 1                | <b>Building Floors:</b> 4     | <b>Internal Levels:</b> 2        |
| <b>Garage:</b> 1         | <b>Mq Garage:</b> 38,5         | <b>Parking Space:</b> -       | <b>Terraces:</b> 2               |
| <b>Mq Terraces:</b> 205  | <b>Balconies Mq:</b> -         | <b>Arcades:</b> -             | <b>Mq Arcades:</b> -             |
| <b>Garden:</b> Common    | <b>Kitchen:</b> Eat-In Kitchen | <b>Furniture:</b> Possibility | <b>Annual Expenses:</b> -        |



## ACCESSORIES

- ✓ Air Conditioning
- ✓ Condominium Park
- ✓ Data Network
- ✓ Double Glasses
- ✓ Electric Gate
- ✓ Electric Shutters
- ✓ Home Automation System
- ✓ Lift
- ✓ Pool
- ✓ Satellite System
- ✓ Security Door
- ✓ Theft Protection
- ✓ Video Intercom
- ✓ Video Surveillance



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