



Code: [V001979](#)

## EXCLUSIVE HOME IN PRESTIGIOUS RESIDENCE IN DESENZANO DEL GARDA

Via Giotto Desenzano del Garda BS Italia

**SALE**  
**1.775.000€**

Beds 4 Bathrooms 4 Commercial 371 mq Garden 360 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. Within this wonderful context we propose this exclusive and important residential unit consisting of a large and important entrance hall with scenic corridor leading to the living area, separate kitchen, dining room, utility room, study, cloakroom, service bathroom, sleeping area consisting of master bedroom with walk-in wardrobe and private bathroom, another corridor with walk-in wardrobe, three more bedrooms and two more bathrooms. Spacious and beautiful private garden surrounding the exclusive dwelling. A private underground garage and a cellar are included to complete the proposal. The conservative restoration of the residence will begin in January 2023 and will consist of the total renovation of the residence 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 advanced 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.

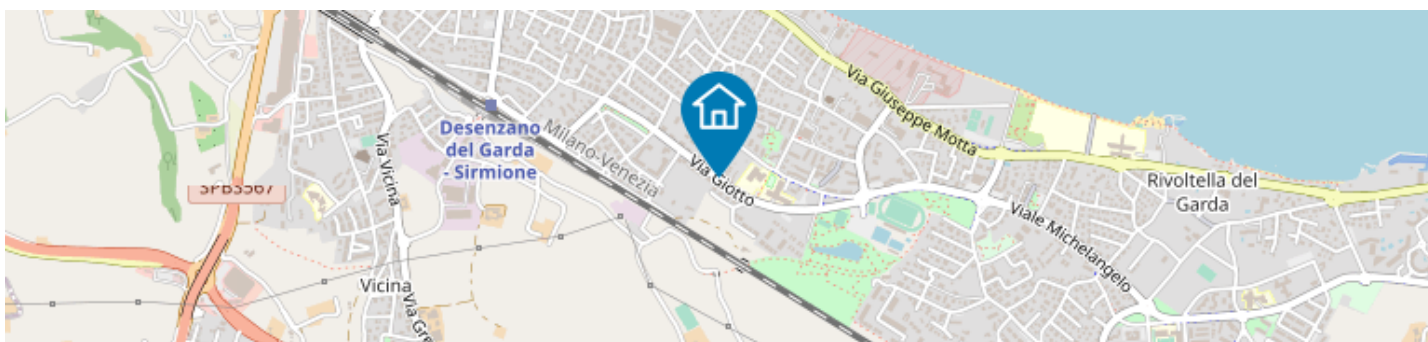
## ADDITIONAL INFORMATION

<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> 5	<b>Floor:</b> -0,5	<b>Building Floors:</b> 4	<b>Internal Levels:</b> 1
<b>Garage:</b> 2	<b>Mq Garage:</b> 38,5	<b>Parking Space:</b> -	<b>Terraces:</b> -
<b>Mq Terraces:</b> -	<b>Balconies Mq:</b> -	<b>Arcades:</b> -	<b>Mq Arcades:</b> -
<b>Garden:</b> Private	<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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