

Code: [V002014](#)

## EXCLUSIVE UNIT IN DESIGN BUILDING IN DESENZANO DEL GARDA

Piazza Garibaldi Desenzano del Garda BS Italia

SALE  
Trattativa  
riservata

Beds	Bathrooms	Commercial	Garden
 3	 3	 144,17 mq	 33 mq

### DESCRIPTION:

Located in the historic center of the Municipality of Desenzano d/G a short distance from the lake, the squares, the promenade and all the services, inserted in a quiet area, we offer this new construction of a building called "Wave Residence" with a contemporary design consisting of only 5 prestigious residential units as well as large underground garages and large outdoor spaces. Living concept based on well-being with cutting-edge construction and technological details in order to guarantee high living comfort. Provided finishes of the highest quality level. Inside the Wave Residence we offer this exclusive housing unit located on the ground floor and divided into a large living area with a secluded kitchen that overlooks the covered porch and further outdoor areas where you can stay and dine outdoors during the spring and summer periods, hallway night, master bedroom with walk-in closet and private bathroom, two more bedrooms and two more bathrooms. The house is free on three sides with large windows such as to ensure ample brightness. The property is completed by a double underground garage to house two cars side by side. Among the expected finishes we include underfloor heating and cooling, photovoltaic system, accurate thermo-acoustic insulation, home automation system for the management and control of the home, common stairwell with lift, automated irrigation system, heating and cooling management with two heat pump systems, motorized shutters, armored entrance door, VMC (controlled mechanical ventilation), high quality materials. Delivery end 2023. We remain available for further information, documentation and site inspection.

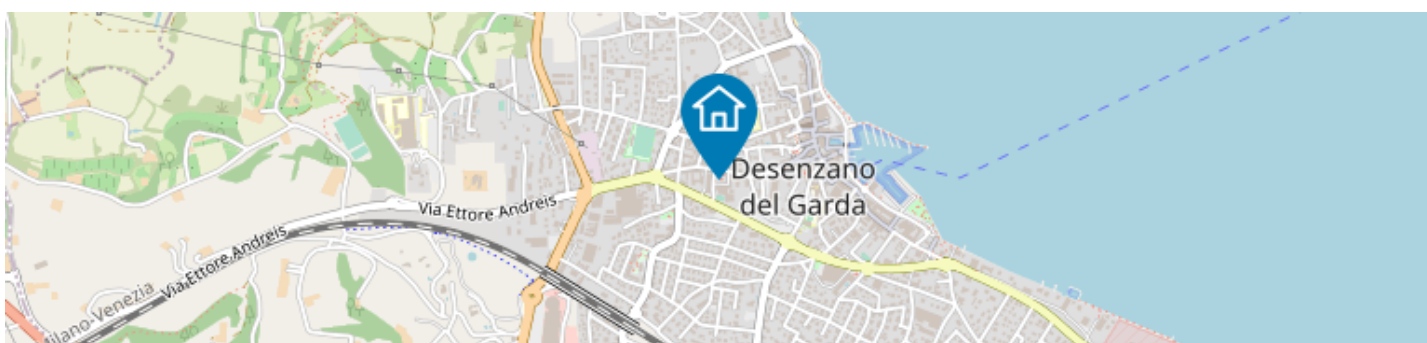
## ADDITIONAL INFORMATION

<b>Energy Rating:</b> A3	<b>Minimum IPE:</b> -	<b>Heating:</b> Independent	<b>State:</b> Under Construction
<b>Grade:</b> Elegant	<b>Position:</b> Inner City	<b>View:</b> -	<b>Orientation:</b> -
<b>Rooms / Locals:</b> 4	<b>Floor:</b> -	<b>Building Floors:</b> 3	<b>Internal Levels:</b> 1
<b>Garage:</b> 1	<b>Mq Garage:</b> 39	<b>Parking Space:</b> -	<b>Terraces:</b> -
<b>Mq Terraces:</b> -	<b>Balconies Mq:</b> -	<b>Arcades:</b> 1	<b>Mq Arcades:</b> 54
<b>Garden:</b> Private	<b>Kitchen:</b> Small Kitchen	<b>Furniture:</b> Possibility	<b>Annual Expenses:</b> -



## ACCESSORIES

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



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