



Code: [V002095](#)

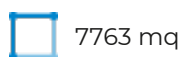
## IMPORTANT AREA FOR SHOPPING / BUSINESS CENTER IN DESENZANO DEL GARDA

Via Colli Storici Desenzano del Garda BS Italia

SALE  
1.500.000€

Commercial

Garden



7763 mq



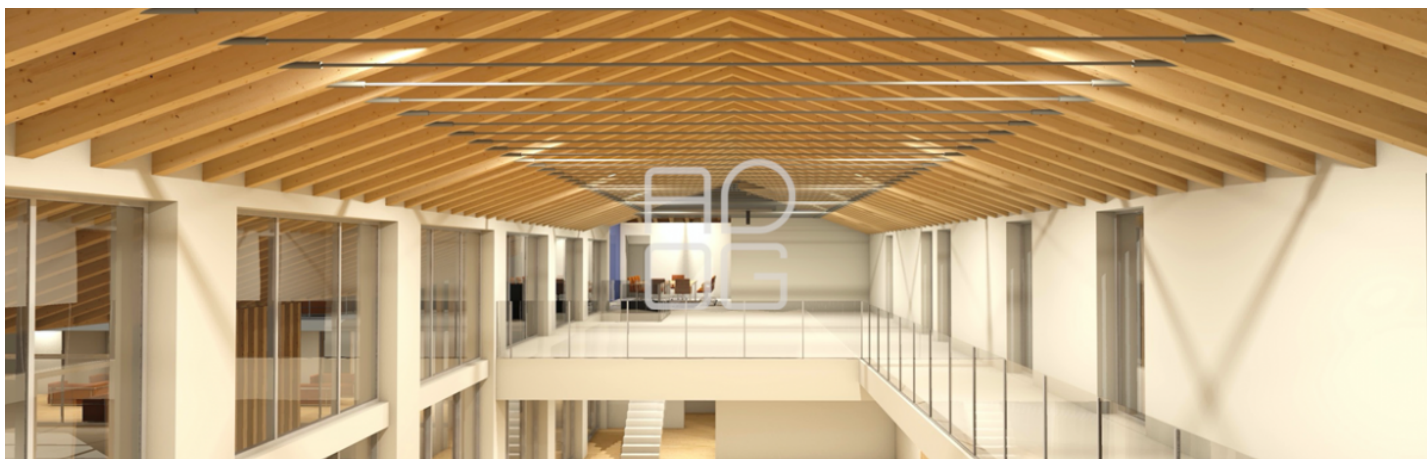
7763 mq

### DESCRIPTION:

Situated on a linking directive between the A4 motorway exit and the renowned town of Sirmione with great visibility and strong vehicular traffic, a building area of approximately 7,700 square metres facing the main road is available for sale, with a realisable volume of approximately 3,300 square metres above ground, mainly for commercial/office use and partly for residential use. Interesting for the construction of a small shopping centre and office building or representation building and for the construction of a small residential complex. Project already authorised and agreement with the municipality. We remain available for further information on request.

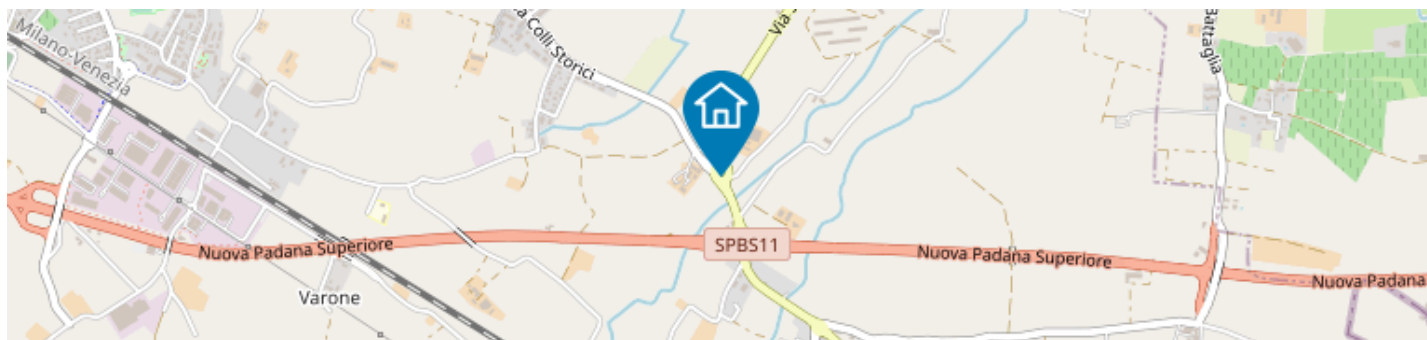
## ADDITIONAL INFORMATION

|                          |                         |                           |                           |
|--------------------------|-------------------------|---------------------------|---------------------------|
| <b>Energy Rating:</b> NC | <b>Minimum IPE:</b> -   | <b>Heating:</b> -         | <b>State:</b> -           |
| <b>Grade:</b> Medio      | <b>Position:</b> Suburb | <b>View:</b> Garden View  | <b>Orientation:</b> -     |
| <b>Rooms / Locals:</b> - | <b>Floor:</b> -         | <b>Building Floors:</b> 2 | <b>Internal Levels:</b> 3 |
| <b>Garage:</b> -         | <b>Mq Garage:</b> -     | <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> -         | <b>Kitchen:</b> -       | <b>Furniture:</b> -       | <b>Annual Expenses:</b> - |



## ACCESSORIES

- ✓ Automotive Passage
- ✓ Double Entry
- ✓ Independent Entrance
- ✓ Pedestrian Crossing



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