



Code: [V002437](#)

## FABULOUS TOTAL LAKE VIEW PENTHOUSE WITH SOLARIUM IN DESENZANO DEL GARDA

Via Giotto Desenzano del Garda BS Italia

SALE  
Trattativa  
riservata

Beds 3 Bathrooms 2 Commercial 169 mq

### DESCRIPTION:

Located in an elegant setting and in a privileged residential area of Desenzano del Garda, this apartment is convenient to services, the lake, and the town center. It is part of an elegant modern building with a few residential units. The residence is characterized by contemporary design, attention to detail, including anti-seismic construction, and the highest quality of finishing materials and cutting-edge systems in class A4. The penthouse, located on the second floor, features large, panoramic, livable outdoor spaces, such as covered and uncovered terraces, in addition to a wonderful private solarium. From inside, you can enjoy one of the most beautiful and exciting views of the lake in Desenzano, spanning from the Verona shore to the Brescia shore, from Sirmione to Manerba del Garda, up to the mountains leading towards Riva del Garda, with the town's rooftops and the majestic castle in the background. The property is equipped with an exclusive-use elevator that connects directly from the garage to the living area and private solarium, ensuring maximum security and exclusivity. The elevator leads to a large hallway that opens into the spacious living area with an open kitchen, dining room, and living room, illuminated by a stunning window that opens onto the covered terrace with a dominant lake view and an additional private balcony. Through the living area, you access another hallway with built-in wardrobes, a technical room, and a laundry room. The sleeping area includes a double bedroom with a large bathroom and a master bedroom currently connected to a large walk-in closet (which can be a true third double bedroom accessible from the sleeping area corridor) and an en suite bathroom. All bedrooms have access to the large balconies that frame the property, and all bathrooms have windows. The exclusive solarium of over 100 sqm, accessible via a private elevator, offers a breathtaking lake view and is equipped with a relaxation area with sofas, loungers, and a hot tub, perfect for setting up a kitchen and dining area. In the basement, besides the garage with a charging station for a car with 15 kW batteries, there is another exclusive room equipped with a walk-in closet and the possibility of setting up a laundry room. This high-

prestige proposal stands out for its location, view, design, construction features, and absolute level of finishes. Included in the listed price are the curtains, internal and external cameras, alarm system, home automation system, planters, and hot tub on the solarium, recessed spotlights, suspended lighting in the living area, and the track lighting in the living area (excluding the projectors). The kitchen, custom coat closet at the entrance, custom wardrobes in the hallway, bathroom furniture, sanitary ware, and faucets are also included. Additionally, the property is equipped with a 5 kW photovoltaic system and an exclusive 15 kW battery storage system. We remain available for further information and to arrange a viewing, reserved exclusively for qualified clients.

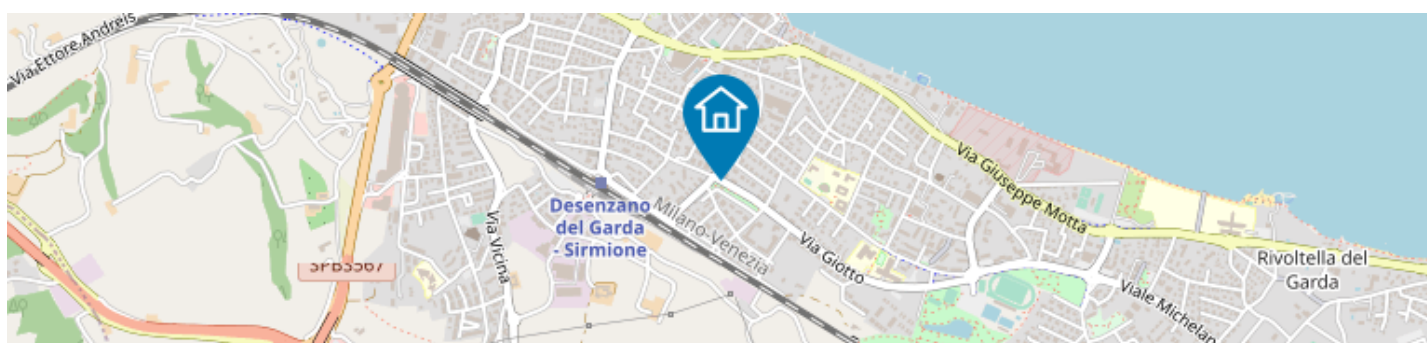
## ADDITIONAL INFORMATION

<b>Energy Rating:</b> A4	<b>Minimum IPE:</b> 24,19	<b>Heating:</b> Independent	<b>State:</b> New
<b>Grade:</b> Elegant	<b>Position:</b> Center	<b>View:</b> Lake View	<b>Orientation:</b> -
<b>Rooms / Locals:</b> 4	<b>Floor:</b> 2	<b>Building Floors:</b> 3	<b>Internal Levels:</b> 2
<b>Garage:</b> 1	<b>Mq Garage:</b> 58	<b>Parking Space:</b> -	<b>Terraces:</b> 3
<b>Mq Terraces:</b> 181	<b>Balconies Mq:</b> 18	<b>Arcades:</b> -	<b>Mq Arcades:</b> -
<b>Garden:</b> No	<b>Kitchen:</b> View Kitchen	<b>Furniture:</b> Half Furnished	<b>Annual Expenses:</b> 1200



## ACCESSORIES

- ✓ Air Conditioning
- ✓ Home Automation System
- ✓ Photovoltaic System
- ✓ Video Surveillance
- ✓ Closet
- ✓ Laundry
- ✓ Satellite System
- ✓ Data Network
- ✓ Lift
- ✓ Security Door
- ✓ Electric Gate
- ✓ Mosquito Nets
- ✓ Theft Protection
- ✓ Electric Shutters
- ✓ Optic Fiber
- ✓ Video Intercom



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