


Code: [V002160](#)

## ELEGANT SOLUTION OVERLOOKING THE OLD HARBOUR IN DESENZANO DEL GARDA

Via Porto Vecchio Desenzano del Garda BS Italia

**SALE**  
**2.960.000€**

Beds Bathrooms Commercial  
 4  6  281,2 mq

### DESCRIPTION:

In the heart of the historic centre of Desenzano del Garda between the two main squares of the town, overlooking the characteristic Venetian harbour, as part of a major renovation of an attractive 17th-century Venetian-Garda-style palace, we offer for sale a unique and elegant apartment of ample size. The flat, located on the third and last floor served by a lift, comprises a large entrance hall complete with storage room and service bathroom, a large living room illuminated by the glass windows overlooking the Porto Vecchio where we find the living area, dining room and the spacious kitchen area from which there is also access to the convenient pantry room and laundry room. Moving on to the bedrooms, we find a first sleeping area consisting of a master bedroom with a walk-in wardrobe, a bathroom with shower, and a master bedroom complete with a large private bathroom with bathtub and walk-in wardrobe. The second sleeping area, consisting of two large double bedrooms both complete with private bathroom, is instead developed in the loft area located at the entrance and accessible through a design staircase. Completing and further enriching this unique and elegant real estate solution is the spacious spa area complete with bathroom, accessible directly from the flat. This is a unique and important solution, with attention to the smallest detail and top-quality finishes. The price quoted is for the purchase of the flat in its current state, i.e. in an advanced state of construction, with the possibility of proceeding with a contract for completion and in this way being able to benefit from the tax deductions. Should one instead wish to opt for the purchase of the finished property, the request is € 3,100,000. We remain at your disposal for further information and on-site visits.

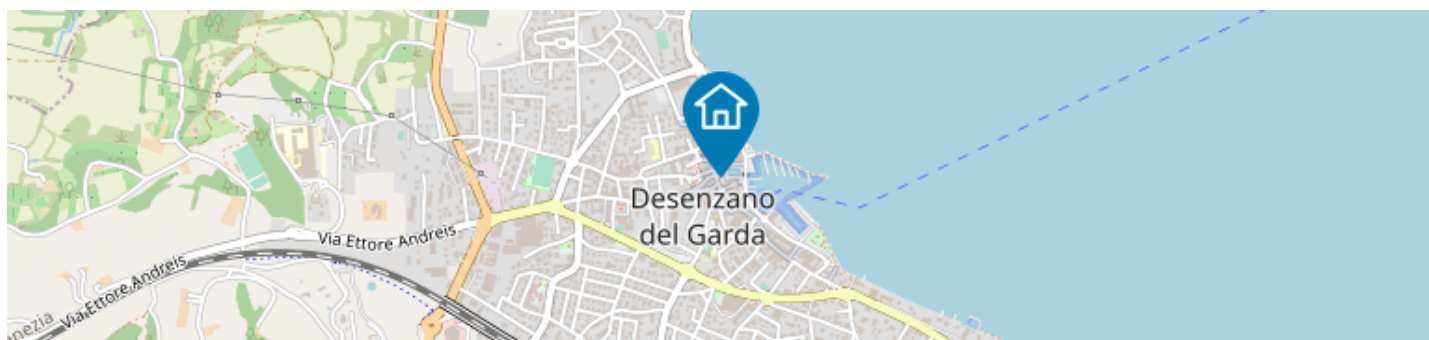
## ADDITIONAL INFORMATION

<b>Energy Rating:</b> A1	<b>Minimum IPE:</b> -	<b>Heating:</b> Independent	<b>State:</b> Renovated
<b>Grade:</b> Elegant	<b>Position:</b> Inner City	<b>View:</b> Lake View	<b>Orientation:</b> -
<b>Rooms / Locals:</b> 5	<b>Floor:</b> 3	<b>Building Floors:</b> 4	<b>Internal Levels:</b> 2
<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> No	<b>Kitchen:</b> View Kitchen	<b>Furniture:</b> Possibility	<b>Annual Expenses:</b> -



## ACCESSORIES

- ✓ Air Conditioning
- ✓ Closet
- ✓ Data Network
- ✓ Double Entry
- ✓ Double Glasses
- ✓ Home Automation System
- ✓ Laundry
- ✓ Lift
- ✓ Pedestrian Crossing
- ✓ Satellite System
- ✓ Security Door
- ✓ Theft Protection
- ✓ Video Intercom



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