



Code: [V002540](#)

EXCLUSIVE DESIGNER PENTHOUSE WITH LAKE VIEW IN DESENZANO DEL GARDA

Via Flaminia 51 Desenzano del Garda BS Italia

SALE
825.000€

Beds 3 Bathrooms 3 Commercial 106 mq

DESCRIPTION:

Just steps from the lake, nestled in an exclusive and tranquil residential setting, lies a unique housing opportunity crafted for those seeking elegance, comfort, and convenience. This designer residence, comprising only seven units, offers everything one could desire: a pool area, open common spaces, and modern architecture that harmonizes beautifully with the surrounding greenery. The newly constructed complex, set for completion by the end of 2024, is designed with extraordinary attention to detail, eco-friendly materials, and advanced technologies in accordance with the highest standards of sustainable building. Certified as Class A for energy efficiency, it ensures luxurious finishes, earthquake-resistant structures, and a state-of-the-art smart home system controllable remotely. High-end features include a video intercom, photovoltaic panels, underfloor heating, and air conditioning pre-installation. Each unit is accessible via elevator, and finishes are fully customizable according to the specifications. The true gem is the penthouse on the second and top floor—an oasis of peace with habitable terraces offering breathtaking views of the lake. The spacious and bright living area features large windows that open onto a private covered terrace, with an open-plan kitchen and a bioclimatic greenhouse, creating a natural and relaxing atmosphere. The sleeping area includes a spacious master bedroom, a second bedroom, two bathrooms, and an additional terrace. An internal staircase leads to a relaxation area, a third room, and a third bathroom, all connected to a panoramic terrace that invites you to savor the beauty of the lake. The large, bright windows in every room offer incredible natural light and create a seamless connection between indoor and outdoor spaces. In the basement, conveniently accessible by elevator, are spacious garages starting at €44,000.00 and storage rooms starting at €3,000.00. An unmissable opportunity: those who purchase by December 2024 can benefit from a substantial tax deduction of €81,600.00 (VAT included), deductible over five years for those with adequate tax capacity. Contact us today for more details, complete documentation, or to schedule a visit—this is the residence you've been waiting for!

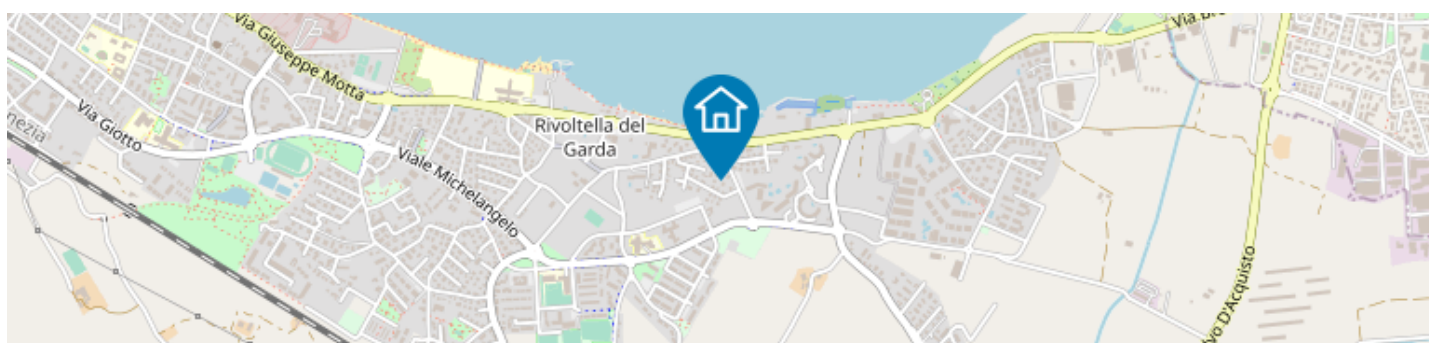
ADDITIONAL INFORMATION

Energy Rating: A2	Minimum IPE: -	Heating: Independent	State: Under Construction
Grade: Elegant	Position: Lake	View: Lake View	Orientation: -
Rooms / Locals: 4	Floor: 2	Building Floors: 4	Internal Levels: 2
Garage: -	Mq Garage: -	Parking Space: -	Terraces: 3
Mq Terraces: 80	Balconies Mq: -	Arcades: -	Mq Arcades: -
Garden: Common	Kitchen: View Kitchen	Furniture: Possibility	Annual Expenses: -



ACCESSORIES

- ✓ Air Conditioning
- ✓ Condominium Park
- ✓ Data Network
- ✓ Double Glasses
- ✓ Electric Gate
- ✓ Electric Shutters
- ✓ Home Automation System
- ✓ Lift
- ✓ Mosquito Nets
- ✓ Photovoltaic System
- ✓ Pool
- ✓ Satellite System
- ✓ Security Door
- ✓ Theft Protection
- ✓ Veranda
- ✓ Video Intercom



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