



Code: [V002541](#)

MODERN APARTMENT IN PRESTIGIOUS RESIDENCE IN DESENZANO DEL GARDA

Via Flaminia 51 Desenzano del Garda BS Italia

SALE
538.000€

Beds Bathrooms Commercial

 2  2  101 mq

DESCRIPTION:

Just steps from the lake and promenade, nestled in a peaceful and well-serviced residential area, we offer an exclusive unit within an elegant designer residence, composed of just seven refined homes. The complex boasts a beautiful pool area and outdoor common spaces designed for maximum relaxation. The building, with its modern and contemporary design, is crafted with meticulous attention to detail, following eco-friendly principles that ensure sustainability and comfort. Scheduled for completion by the end of 2024, the property will feature state-of-the-art ecological materials and advanced technologies to achieve an A-Class energy certification. This cutting-edge, earthquake-resistant construction includes a basic smart-home system controllable remotely, a video intercom, photovoltaic panels, underfloor heating, and pre-installation for air conditioning. A convenient elevator connects all levels, and the interior finishes are fully customizable according to the specifications. Located on the first floor, this unit boasts spacious, livable terraces, perfect for enjoying outdoor living. The bright, modern living area features an open kitchen and a bioclimatic greenhouse, opening onto a private covered terrace through large glass doors. The sleeping area includes a spacious master bedroom, a second bedroom, two bathrooms, and an additional terrace ideal for relaxation. The large windows in each room ensure exceptional natural light and a harmonious connection to the outdoor spaces. In the basement, accessible via elevator, spacious garages start at €44,000.00, and storage rooms at €3,000.00. An unmissable opportunity: those who purchase by December 2024 can benefit from a significant tax deduction of €81,600.00 (including VAT), deductible over five years for those with sufficient tax capacity. Contact us today for further details, full documentation, specifications, or to schedule a viewing—don't miss out on this unique opportunity!

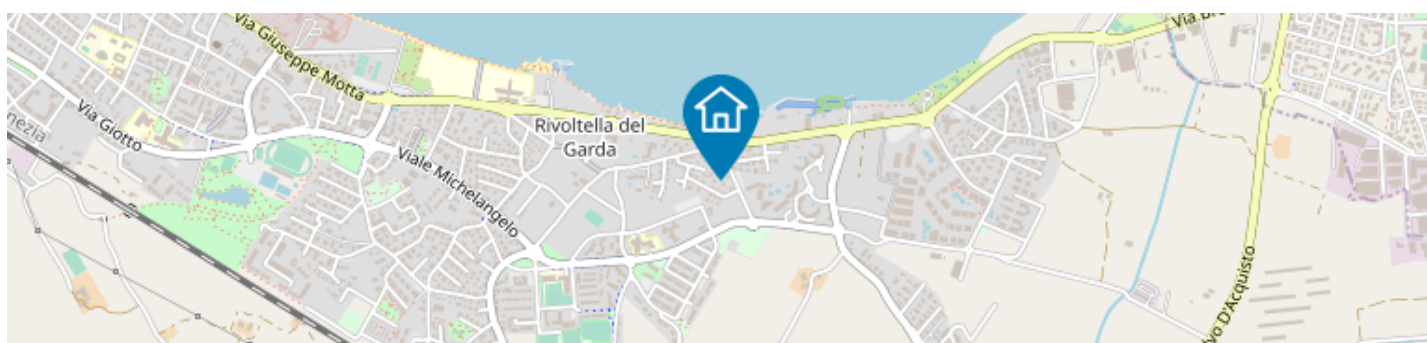
ADDITIONAL INFORMATION

Energy Rating: A2	Minimum IPE: -	Heating: Independent	State: Under Construction
Grade: Elegant	Position: Lake	View: Open View	Orientation: -
Rooms / Locals: 3	Floor: 1	Building Floors: 4	Internal Levels: 1
Garage: -	Mq Garage: -	Parking Space: -	Terraces: 2
Mq Terraces: 58	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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