



Code: [V002582](#)

## EXCLUSIVE UNIT IN ELEGANT BUILDING IN THE CENTER IN DESENZANO DEL GARDA

Via Curiel 2 Desenzano del Garda BS Italia

SALE  
**775.000€**

Beds	Bathrooms	Commercial	Garden
 2	 2	 99,6 mq	 150 mq

### DESCRIPTION:

At the gates of the historical centre of the renowned town of Desenzano d/G, a few steps from the lake and the main promenade of the town with all the main services and shops, we offer for exclusive sale this forthcoming development called 'Palazzo Rizzoli'. An exclusive residence consisting of only 6 elegant and important residential units set in a modern and contemporary style context with a reserved condominium garden complete with a splendid swimming pool with solarium area. The design of 'Palazzo Rizzoli' will stand out for its elegance and exclusiveness, with meticulous attention to detail reflected in the fine finishes and construction details. The materials used will be of the highest quality and the innovative state-of-the-art technologies will guarantee maximum living comfort with a high A4 energy class. Within this prestigious residence we propose this dwelling located on the ground floor, free on three sides and equipped with a large covered porch and a large private garden where it will be possible to spend moments of absolute relaxation outdoors. The large windows harmoniously connect the outdoor spaces with the indoor ones, illuminating all the rooms of the house with natural light. Entering the unit we find a large living area with an open kitchen area and access to a splendid bioclimatic greenhouse ideal for a dining area or a second living room as a 'winter garden', through the large windows there is direct access to the outdoor spaces, a hallway leads to the sleeping area where we find two large bedrooms with access to the outside and two bathrooms. The design and details of the exclusive residence will be taken care of with particular attention, from the lighting to the finishes, right down to the plant engineering, with the aim of guaranteeing maximum energy efficiency for a sustainable home with a low environmental impact. This ensures low running costs and enhances the value of the investment over time. Extensive customisation possibilities are offered both in the internal subdivision of the spaces and in the finishes, allowing the creation of a made-to-measure home based on high quality specifications. It is possible to complete the purchase with a convenient garage in the basement at the price of € 50,000.00 or a double garage for two cars side by side at the price of € 73,000.00. Delivery scheduled for autumn 2026. We remain at your disposal for further information, inspections or meetings at our

offices for in-depth studies and general evaluations of this new and exclusive property proposal.

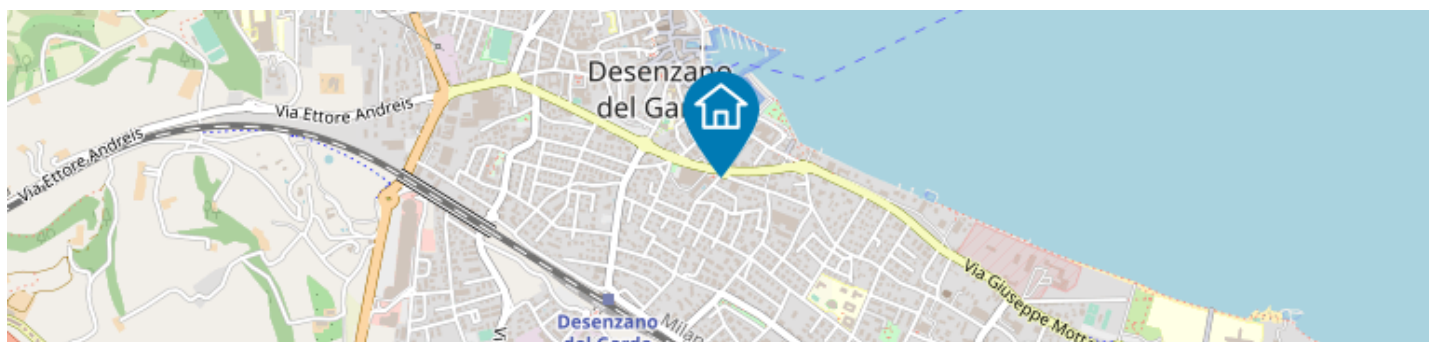
## ADDITIONAL INFORMATION

<b>Energy Rating:</b> A4	<b>Minimum IPE:</b> -	<b>Heating:</b> Independent	<b>State:</b> Next Realization
<b>Grade:</b> Elegant	<b>Position:</b> Center	<b>View:</b> Garden View	<b>Orientation:</b> -
<b>Rooms / Locals:</b> 3	<b>Floor:</b> -	<b>Building Floors:</b> 3	<b>Internal Levels:</b> -
<b>Garage:</b> -	<b>Mq Garage:</b> -	<b>Parking Space:</b> -	<b>Terraces:</b> 1
<b>Mq Terraces:</b> 13	<b>Balconies Mq:</b> -	<b>Arcades:</b> 1	<b>Mq Arcades:</b> 36,1
<b>Garden:</b> Private	<b>Kitchen:</b> View Kitchen	<b>Furniture:</b> Possibility	<b>Annual Expenses:</b> -



## ACCESSORIES

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



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