



Code: [V002585](#)

IMPORTANT UNIT IN EXCLUSIVE BUILDING IN THE CENTER IN DESENZANO DEL GARDA

Via Curiel 2 Desenzano del Garda BS Italia

SALE
1.200.000€

Beds Bathrooms Commercial
 3  4  161,5 mq

DESCRIPTION:

At the gates of the historic center of the renowned town of Desenzano d/G, just a few steps from the lake and the town's main promenade equipped with all major services and shops, we exclusively offer for sale this upcoming development named "Palazzo Rizzoli." This exclusive residence consists of only six refined and prestigious housing units set within a modern and contemporary-style complex, featuring a private communal garden complete with a splendid swimming pool and solarium area. The design of "Palazzo Rizzoli" will stand out for its elegance and exclusivity, with meticulous attention to detail reflected in the high-quality finishes and construction features. The materials used will be of the highest quality, and cutting-edge innovative technologies will ensure maximum living comfort with a top-tier energy class rating of A4. Within this prestigious residence, we are pleased to offer an exquisite first-floor unit, free on three sides, with large covered terraces ideal for moments of absolute relaxation in the open air. Expansive windows will seamlessly connect the outdoor and indoor spaces, illuminating the interiors with natural light. Upon entering the unit, you are greeted by a spacious living area with a secluded kitchen zone. Large windows provide direct access to the outdoor spaces. A hallway leads to the sleeping area, which includes three spacious bedrooms, two of which have access to the terrace. The master bedroom features a walk-in closet and an en-suite bathroom. Additionally, there are three more bathrooms, one of which includes a laundry area. This exclusive unit also includes a private rooftop solarium where you can create a stunning outdoor lounge area with a hot tub, perfect for enjoying meals or relaxing in the open air with a beautiful view of the town's rooftops. The design and details of this exclusive residence will be carefully curated, from lighting to finishes and systems, aiming to ensure maximum energy efficiency for a sustainable and environmentally friendly home. This guarantees reduced running costs and enhances the value of the investment over time. Extensive customization options are available for both the interior layout and finishes, allowing you to create a tailored home based on a high-quality specification. The purchase can be completed with a convenient garage in the basement for €50,000.00 or a double garage for two side-by-side vehicles at €73,000.00. Delivery is expected by autumn 2026. For further

information, viewings, or meetings at our offices to discuss this new and exclusive real estate proposal in detail, please do not hesitate to contact us.

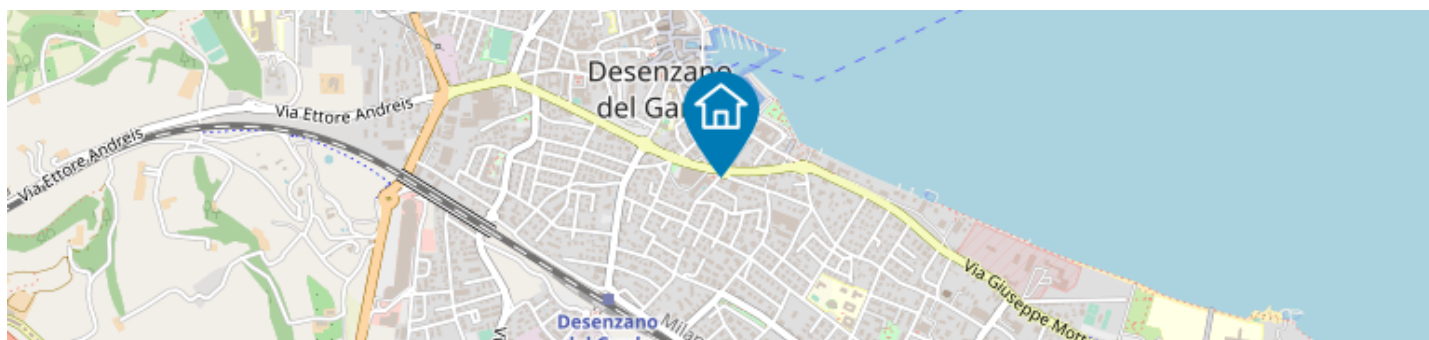
ADDITIONAL INFORMATION

Energy Rating: A4	Minimum IPE: -	Heating: Independent	State: Next Realization
Grade: Elegant	Position: Center	View: Open View	Orientation: -
Rooms / Locals: 4	Floor: 1	Building Floors: 3	Internal Levels: -
Garage: -	Mq Garage: -	Parking Space: -	Terraces: 3
Mq Terraces: 109	Balconies Mq: -	Arcades: -	Mq Arcades: -
Garden: Common	Kitchen: View Kitchen	Furniture: Possibility	Annual Expenses: -



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
- ✓ Video Intercom



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