

Code: [V002598](#)

## EXCLUSIVE APARTMENT WITH TERRACE AND POOL IN DESENZANO DEL GARDA

via pigna Desenzano del Garda BS Italia

SALE  
495.000€

Beds Bathrooms Commercial



2



2



81 mq

### DESCRIPTION:

Located in a well-served area, just a short distance from the center of Rivoltella del Garda, the lake, and all essential services such as shops, schools, and major transport links, we offer a stylish modern apartment within an exclusive newly built residence featuring a large swimming pool. Designed to ensure maximum comfort, privacy, and quality of life, this property is an excellent opportunity for those seeking both elegance and convenience. The apartment is situated on the first and top floor of a refined and peaceful building without an elevator. The entrance opens into a bright living room with an open-plan kitchen, highlighted by a large sliding glass door that leads directly to a spacious, livable terrace—perfect for outdoor dining and relaxation. The sleeping area includes a spacious master bedroom with direct access to a balcony, an additional bedroom, and two well-finished and functional bathrooms with showers. This property stands out for its high construction quality and excellent energy efficiency, featuring cutting-edge solutions such as thermal insulation with an external coat system, soundproofing, individual and shared photovoltaic panels, low-emissivity glass, a home automation system, air conditioning, and an earthquake-resistant structure. The property includes a private single garage, which is included in the price along with the furniture. We are available for further information and to arrange on-site visits.

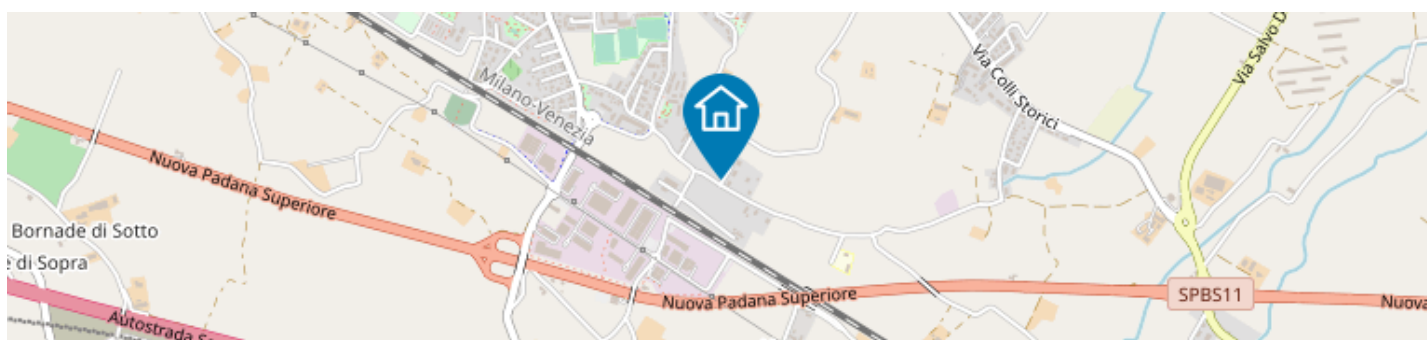
## ADDITIONAL INFORMATION

<b>Energy Rating:</b> A3	<b>Minimum IPE:</b> 45,96	<b>Heating:</b> Independent	<b>State:</b> New
<b>Grade:</b> Elegant	<b>Position:</b> Suburb	<b>View:</b> Garden View	<b>Orientation:</b> -
<b>Rooms / Locals:</b> 3	<b>Floor:</b> 1	<b>Building Floors:</b> 2	<b>Internal Levels:</b> 1
<b>Garage:</b> 1	<b>Mq Garage:</b> 19	<b>Parking Space:</b> -	<b>Terraces:</b> 1
<b>Mq Terraces:</b> 13,81	<b>Balconies Mq:</b> 3,72	<b>Arcades:</b> -	<b>Mq Arcades:</b> -
<b>Garden:</b> No	<b>Kitchen:</b> View Kitchen	<b>Furniture:</b> Furnished	<b>Annual Expenses:</b> 2000



## ACCESSORIES

- ✓ Air Conditioning
- ✓ Automotive Passage
- ✓ Condominium Park
- ✓ Double Entry
- ✓ Double Glasses
- ✓ Electric Gate
- ✓ Electric Shutters
- ✓ Home Automation System
- ✓ Outdoor Tables
- ✓ Pedestrian Crossing
- ✓ Photovoltaic System
- ✓ Pool
- ✓ Security Door
- ✓ Video Intercom



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