

Code: [V002636](#)

## RESIDENZA MAGNOLIA - UNIT 04 IN DESENZANO DEL GARDA

Via Irta 46 Desenzano del Garda BS Italia

SALE  
**545.000€**

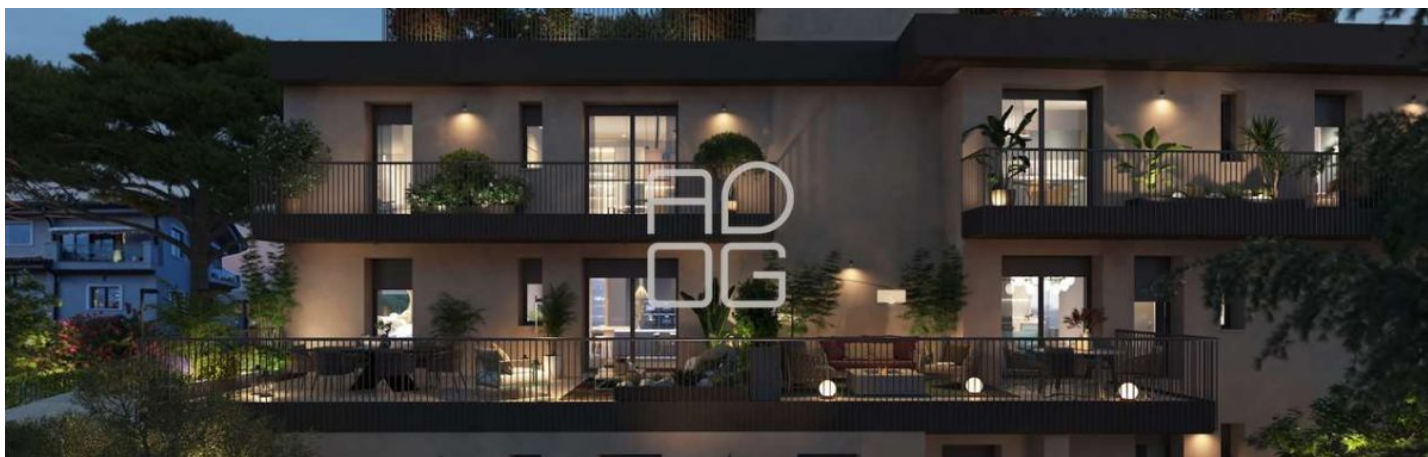
Beds 2 Bathrooms 2 Commercial 90 mq Garden 82 mq

### DESCRIPTION:

This exclusive residence redefines the concept of modern living, blending sophisticated design, cutting-edge technology, and ultimate comfort. Ideally located just a few steps from the heart of Desenzano and within easy reach of all essential services, this unique living experience is designed with every detail in mind to ensure the highest standards of quality and well-being. Comprising only 11 residential units, the development stands out for its modern and harmonious architecture, thoughtfully designed to integrate seamlessly with its surroundings. Expansive glass windows create a fluid connection between indoor and outdoor spaces, enhancing the sense of openness and natural light. To further elevate the living experience, the residence boasts a stunning swimming pool and an elegant solarium, perfect for relaxing and immersing yourself in an atmosphere of pure well-being and refinement. The apartments are certified Energy Class A4 (Passive House) and feature state-of-the-art technology to guarantee energy efficiency, sustainability, and security. Each unit is equipped with a home automation system, high-quality fixtures, underfloor heating, and controlled mechanical ventilation. The entire building is gas-free, with a photovoltaic system contributing to significant energy savings. Great attention has been paid to soundproofing and protection from atmospheric agents, ensuring a comfortable living environment in every season. Inside, elegance meets premium materials, with high-end finishes that can be customized to match individual tastes and needs. Among the available options, Unit 04, located on the ground floor, offers bright and well-distributed interiors. The spacious open-plan living area with a modern kitchen extends into a private garden, creating a seamless indoor-outdoor experience. The sleeping area includes a master bedroom, a second bedroom—both with direct garden access—and two elegantly finished bathrooms, designed for maximum comfort. If you are looking for a home that combines elegance, technology, and well-being, this is the perfect opportunity for you. Contact us, we'll be delighted to guide you through the discovery of this extraordinary residence.

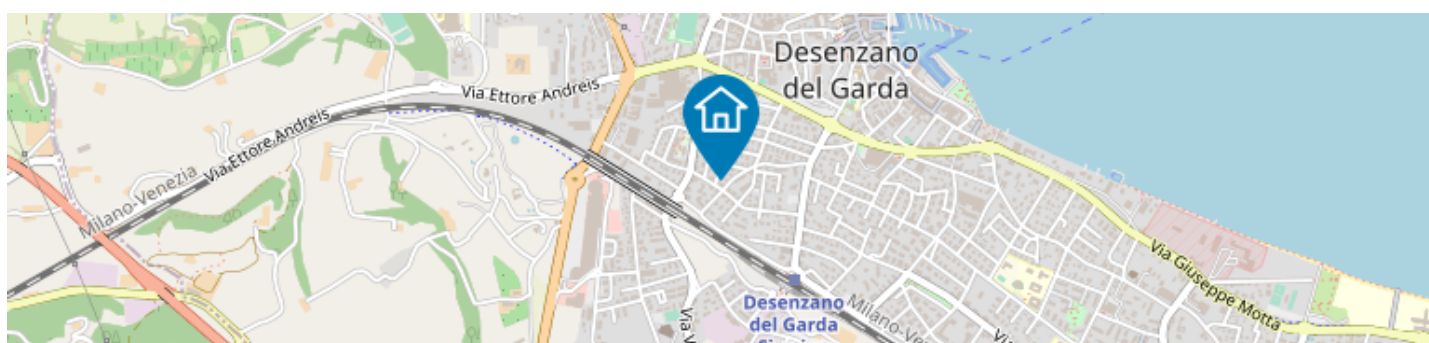
## ADDITIONAL INFORMATION

<b>Energy Rating:</b> A4	<b>Minimum IPE:</b> -	<b>Heating:</b> Independent	<b>State:</b> Under Construction
<b>Grade:</b> Elegant	<b>Position:</b> Center	<b>View:</b> -	<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> -
<b>Mq Terraces:</b> -	<b>Balconies Mq:</b> -	<b>Arcades:</b> -	<b>Mq Arcades:</b> -
<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
- ✓ Home Automation System
- ✓ Laundry
- ✓ Lift
- ✓ Mosquito Nets
- ✓ Photovoltaic System
- ✓ Pool
- ✓ Satellite System
- ✓ Security Door
- ✓ Theft Protection
- ✓ Video Intercom



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