

Code: [V002643](#)

## RESIDENZA MAGNOLIA - UNIT 01 IN DESENZANO DEL GARDA

Via Irta 46 Desenzano del Garda BS Italia

**SALE**  
**385.000€**

Beds 1 Bathrooms 2 Commercial 63 mq Garden 92 mq

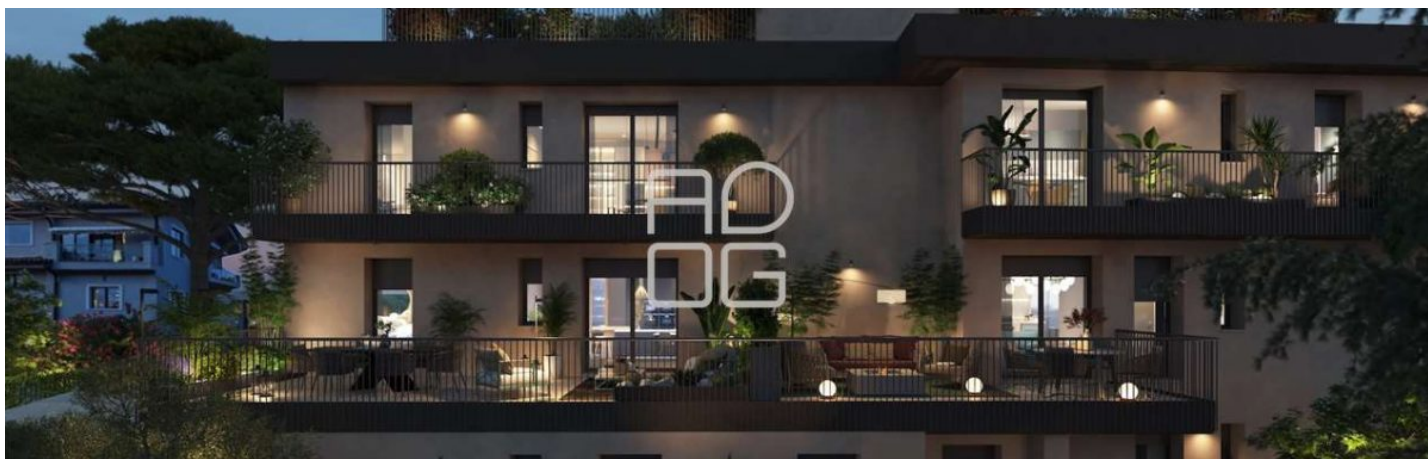
### DESCRIPTION:

Imagine living in a residence where elegance, innovation, and well-being come together to offer you an unparalleled living experience. Located in the heart of Desenzano, just a short walk from the town center and conveniently close to all services, this exclusive complex is designed for those seeking the very best in design and comfort. A refined project comprising just eleven units, where modern architecture blends seamlessly into the surroundings, creating perfect harmony between indoor and outdoor spaces. Expansive glass windows allow natural light to take center stage, brightening the interiors and creating a seamless connection with the outdoor environment. For moments of relaxation, the swimming pool and elegant solarium area offer a peaceful retreat—an exclusive setting to unwind and enjoy your free time. This residence is more than just beauty: every detail has been meticulously designed to ensure maximum energy efficiency and sustainability. Built to A4 energy class standards, featuring a completely gas-free system and an advanced photovoltaic system, it guarantees low energy consumption and exceptional living comfort. State-of-the-art home automation technology, underfloor heating, and a sophisticated controlled mechanical ventilation system enhance everyday well-being. Additionally, careful attention to thermal and acoustic insulation ensures each space remains comfortable in every season, protecting you from noise and temperature fluctuations. Among the various available units, Unit 01 strikes the perfect balance between functionality and elegance. Situated on the ground floor, it boasts a spacious living area where the open-plan kitchen seamlessly integrates with the living room, creating a warm and bright ambiance. Large glass doors provide direct access to the private garden, an ideal outdoor space for al fresco dining and relaxation. The sleeping area is designed to offer maximum comfort and privacy. The master bedroom overlooks the garden, enhancing the connection between indoor and outdoor spaces. The finely finished bathroom features modern fixtures and high-quality materials, with a well-organized layout that combines practicality and style. Adding to the convenience, a dedicated laundry room optimizes space and simplifies daily tasks, ensuring order and efficiency. To make this residence even more exclusive, private garages are available with direct access to the home, offering

practicality and security. A valuable feature for those who appreciate the convenience of direct home access and a dedicated parking space. If you dream of a home that blends technology, style, and quality of life, this is the perfect opportunity. Contact us to discover this exclusive 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> 2	<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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