



Code: [V002653](#)

## RESIDENZA MAGNOLIA - UNIT 10 - PENTHOUSE IN DESENZANO DEL GARDA

Via Irta 46 Desenzano del Garda BS Italia

SALE  
**995.000€**

Beds Bathrooms Commercial  
 3  2  140 mq

### DESCRIPTION:

Imagine living in a residence where elegance, innovation, and well-being come together to offer you an unparalleled living experience. In the heart of Desenzano, just steps from the town center and conveniently close to all amenities, an exclusive development has been designed for those seeking the ultimate in design and comfort. This refined project, composed of only eleven units, seamlessly blends modern architecture with its surroundings, creating perfect harmony between indoor and outdoor spaces. Expansive floor-to-ceiling windows allow natural light to take center stage, filling the interiors with brightness and enhancing the seamless connection to the outdoor areas. For moments of relaxation, the swimming pool and the sophisticated solarium area provide a peaceful retreat, ideal for unwinding in an exclusive atmosphere. This residence is not just about aesthetics—it is designed with sustainability and energy efficiency at its core. Built to A4 energy class standards, it features a completely gas-free system and an advanced photovoltaic system, ensuring low energy consumption and superior living comfort. Cutting-edge technology enhances everyday well-being, with a home automation system, underfloor heating, and a sophisticated controlled mechanical ventilation system. Furthermore, meticulous attention to thermal and acoustic insulation ensures optimal comfort in every season, shielding residents from noise and temperature fluctuations. Among the available solutions, the Penthouse represents a perfect balance of sophistication and comfort. Situated on the second and top floor, this unique residence boasts an exclusive private solarium on the third floor, directly connected to the apartment—an ideal retreat for those seeking a private haven of relaxation under the sky. The spacious living area, with an open-plan kitchen, flows seamlessly into the lounge, creating a bright and welcoming environment. A large glass sliding door opens onto the generous second-floor terrace, perfect for al fresco dining, starlit evenings, or simply enjoying the tranquility of the outdoor space. The sleeping area is designed to offer privacy and maximum comfort. The master bedroom, complete with an elegant walk-in closet, is complemented by two additional bedrooms, ideal for family members, a home office, or a guest room. The two bathrooms, finished with high-quality materials, combine aesthetics and functionality to enhance

everyday well-being. Ascending to the third floor, you'll find the private solarium, an exclusive space for sunbathing in complete privacy or creating a dedicated wellness and leisure area. Adding to the exclusivity of this residence is the availability of private garages, directly connected to the property, ensuring practicality, security, and convenient access to your home. If your dream is a home that combines style, innovation, and quality of life, this is your perfect opportunity. Contact us today to discover every detail 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> 4	<b>Floor:</b> 2	<b>Building Floors:</b> 3	<b>Internal Levels:</b> 2
<b>Garage:</b> -	<b>Mq Garage:</b> -	<b>Parking Space:</b> -	<b>Terraces:</b> 2
<b>Mq Terraces:</b> 114	<b>Balconies Mq:</b> -	<b>Arcades:</b> -	<b>Mq Arcades:</b> -
<b>Garden:</b> Common	<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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