



Code: [V002665](#)

THE GARDA VILLAS – VILLA GROPPELLO IN DESENZANO DEL GARDA

Via del Pracarello Desenzano del Garda BS Italia

SALE
970.000€

Beds 3 Bathrooms 2 Commercial 139 mq Garden 651 mq

DESCRIPTION:

Introducing “Residenze Ville del Garda” – A Collection of Contemporary Villas in Desenzano del Garda. Nestled in one of the most peaceful and private areas of Desenzano del Garda, Residenze Ville del Garda is an exclusive new residential development featuring three standalone villas with a sleek, contemporary design. Surrounded by lush greenery and seamlessly integrated into the natural landscape, this project is designed to offer privacy, modern comfort, and exceptional energy efficiency. Strategically located in a quiet yet well-connected area, the villas offer easy access to all essential services and transport links, making them the ideal choice for those seeking tranquility without compromising convenience. Each villa is a perfect blend of modern architecture, innovative technology, and sustainable living—crafted for those who appreciate distinctive design and a strong connection to nature. Villa Gropello is a single-story residence within the development—an ideal layout for those who value ease of living with refined aesthetics. The interiors are spacious, thoughtfully laid out, and flooded with natural light thanks to expansive floor-to-ceiling windows that open onto the private garden, creating a seamless indoor-outdoor flow. The open-plan living area serves as the heart of the home: bright, airy, and welcoming—perfect for moments of relaxation or entertaining, all while enjoying views of the surrounding greenery. The sleeping quarters include a generous master suite and two versatile single bedrooms, ideal for children, guests, or as a home office or hobby room. Two windowed bathrooms, finished with premium materials and clean, contemporary lines, complete the well-balanced and livable floor plan. Outside, the villa is enveloped by a meticulously landscaped private garden, offering complete privacy and a serene atmosphere. The covered patio overlooking the swimming pool is designed to be enjoyed year-round—from al fresco summer dinners to peaceful lounging in the sun-soaked solarium area. With an A4 Energy Class rating, the villa ensures top-tier performance, minimal energy consumption, and optimal thermal and acoustic insulation. Every detail has been carefully considered to promote sustainability and quality: from cutting-edge systems to high-end finishes and precision craftsmanship. The property also includes a double garage and an exclusive outdoor parking space, ensuring maximum

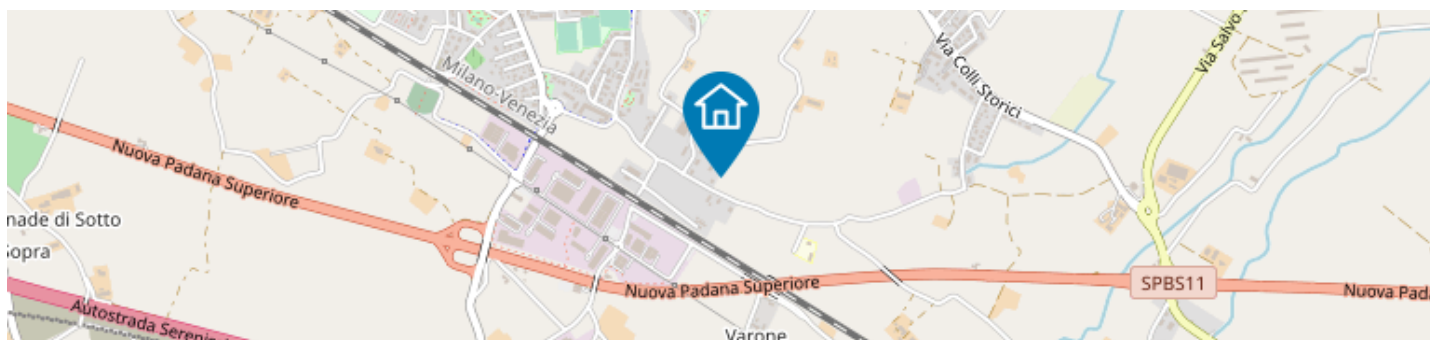
comfort and convenience every day.

ADDITIONAL INFORMATION

Energy Rating: A4	Minimum IPE: -	Heating: Independent	State: Next Realization
Grade: Elegant	Position: Suburb	View: Open View	Orientation: -
Rooms / Locals: 4	Floor: -	Building Floors: 1	Internal Levels: -
Garage: 1	Mq Garage: 36	Parking Space: 1	Terraces: -
Mq Terraces: -	Balconies Mq: -	Arcades: 1	Mq Arcades: 29
Garden: Private	Kitchen: View Kitchen	Furniture: Possibility	Annual Expenses: -

ACCESSORIES

- ✓ Air Conditioning
- ✓ Data Network
- ✓ Double Entry
- ✓ Electric Gate
- ✓ Electric Shutters
- ✓ Flue
- ✓ Home Automation System
- ✓ Independent Entrance
- ✓ Mosquito Nets
- ✓ Photovoltaic System
- ✓ Pool
- ✓ Security Door
- ✓ Theft Protection
- ✓ Video Intercom



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