



Code: [V002680](#)

RESIDENZA VILLA GIULIA IN DESENZANO DEL GARDA

Via Rambotti Desenzano del Garda BS Italia

SALE
693.000€

Beds Commercial

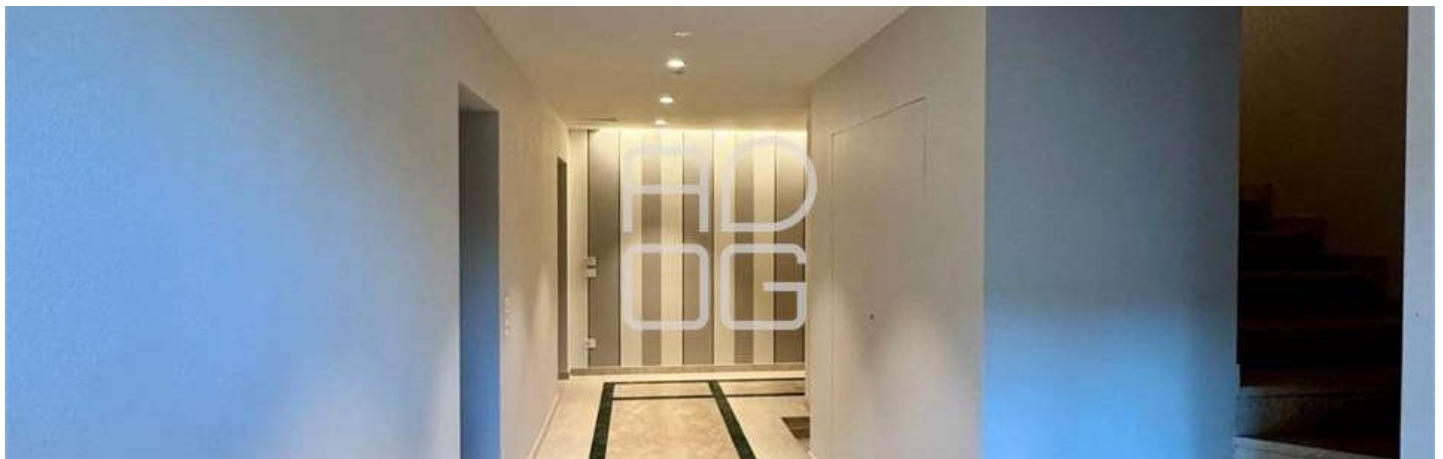
 2  94,35 mq

DESCRIPTION:

Just a short walk from all main services and set within an elegant and private residential setting, this new housing concept blends modern design, comfort, and energy efficiency to offer a truly uncompromising living experience. We are pleased to present a refined two-bedroom apartment on the first floor, served by an elevator that connects directly to the underground garages. The property stands out for its generous interior spaces and a covered, liveable terrace—an ideal spot for outdoor relaxation and entertaining. Large sliding glass doors provide seamless continuity between indoor and outdoor areas, filling the living room with natural light and creating a welcoming atmosphere. The day area features a spacious and bright open-plan living room with a modern kitchen designed to enhance both comfort and conviviality. The sleeping area includes a master bedroom with a private en suite bathroom finished with high-quality materials, a second single bedroom, and an additional bathroom with a window and shower. The apartment is equipped with high-end features, including triple-glazed windows for excellent thermal and acoustic insulation, underfloor heating, and an independent heat pump system. The property is also pre-wired for home automation and electric vehicle charging, and built to be gas-free with a photovoltaic system to ensure outstanding energy performance. Premium materials throughout, from parquet flooring to designer fixtures, add to the overall quality. A double garage in the basement is available, easily accessible via the building's elevator. This home is perfect for those seeking a modern, light-filled space with a comfortable outdoor area, without compromising on construction quality or the latest technological solutions. We are available for further information and viewings.

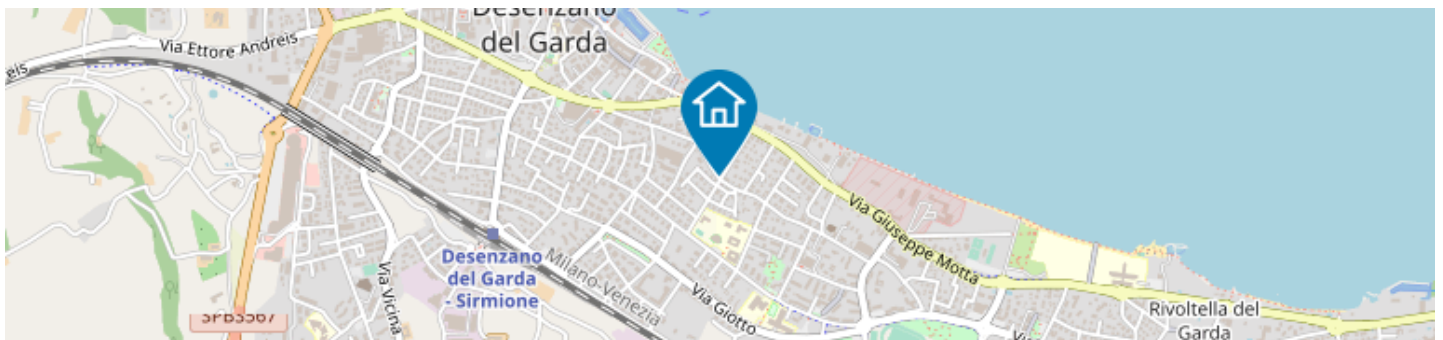
ADDITIONAL INFORMATION

Energy Rating: A4	Minimum IPE: -	Heating: Independent	State: New
Grade: Elegant	Position: Center	View: -	Orientation: -
Rooms / Locals: 4,5	Floor: 1	Building Floors: 4	Internal Levels: 1
Garage: -	Mq Garage: -	Parking Space: -	Terraces: 1
Mq Terraces: 19,3	Balconies Mq: -	Arcades: -	Mq Arcades: -
Garden: No	Kitchen: Open Kitchen	Furniture: Not Furnished	Annual Expenses: -



ACCESSORIES

- ✓ Air Conditioning ✓ Data Network ✓ Double Entry ✓ Electric Gate ✓ Electric Shutters
- ✓ Home Automation System ✓ Lift ✓ Photovoltaic System ✓ Satellite System ✓ Security Door
- ✓ Theft Protection ✓ Video Intercom



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