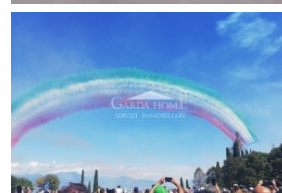


**Cod: V33.2**

## Four-Room Apartment for Sale in Desenzano del Garda



### Caratteristiche:

Tipology:	Apartment	Area:	105 mq
Property code:	V33.2	Rooms:	4
Contract:	For sale	Baths:	2
Place:	Desenzano del Garda	Energy class:	A4
price:	<b>€ 415.000</b>	IPE:	0.00 kWh/m2anno

**Descrizione:** Discover this charming apartment located in the area of San Martino della Battaglia, one of the quietest and best-served areas of the municipality of Desenzano del Garda. With a generous surface area of 105 sqm, this property represents an ideal choice for families or those looking for spacious living both inside their home and outside in the private garden.

The under-construction apartment will be situated on the ground floor of an elegant modern building with only four residential units, characterized by contemporary architectural lines and featuring finishes attended to down to the smallest details. The interior spaces will be bright and spacious, with excellent space distribution ensuring comfort and functionality. The large welcoming living area will consist of a living room with open kitchen; a French door will lead to the porch and private garden. The sleeping area is divided into one master bedroom with en-suite bathroom, two single bedrooms, and an additional guest bathroom. The construction has allowed for a large terrace at the back.

The new building will feature a central hybrid condensing boiler: methane gas and inverter heat pump powered by electricity. Photovoltaic panels and solar energy are included. Each apartment will have consumption detectors via metering boxes, while underfloor heating will be independently regulated in each room. There is an autonomous air conditioning system using multi-split units along with mechanical ventilation systems present as well. External fixtures will be made from wood with insulated steel roller shutters planned alongside suspended sanitary ware installation - ceramic flooring is also slated.

In addition to the quality of real estate itself, its surrounding context cannot go unnoticed: San Martino della Battaglia is renowned for its fascinating history combined with breathtaking views over Lake Garda. You'll find nearby all essential services such as shops, pharmacy, establishments like restaurants plus kindergarten schools.

Location: 700-250115 Desenzano del Garda (Bs)

Public transport service offered by local authorities enables you to easily reach town center including train station/hospital access.

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