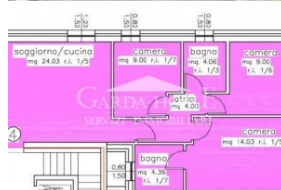


Cod: V33.4

Spacious Four-Room Apartment for Sale in Desenzano del Garda



Caratteristiche:

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

Descrizione: Charming four-room apartment located in the area of San Martino della Battaglia, one of the most tranquil and well-served areas of Desenzano del Garda. With a generous surface area of 105 square meters, this property is the ideal choice for families or those seeking ample living spaces both inside their home and outside in the private garden.

The apartment, currently under construction, will be situated on the first and last floor of an elegant modern building with only four residential units, characterized by contemporary architectural lines and equipped with meticulously curated finishes.

The interior spaces will be bright and spacious, featuring excellent space distribution that guarantees comfort and functionality. The large welcoming living area will consist of a living room with an open kitchen and a balcony. The sleeping area includes a master bedroom with an en-suite bathroom, two single bedrooms, and an additional guest bathroom. A second balcony accessible from the master bedroom and one of the two rooms completes this section.

On the basement level is a convenient garage measuring approximately 29 square meters along with a spacious cellar owned by residents. An elevator located within the common stairwell makes all levels accessible to everyone.

The new building will feature a central hybrid condensing boiler powered by natural gas as well as electric inverter heat pump technology; there will also be photovoltaic panels installed. Each apartment will have consumption detectors via metering boxes while underfloor heating can be independently controlled in each room. There's autonomous air conditioning using multi-split systems alongside mechanical ventilation installation present throughout.

Exterior fixtures are made from wood fitted with foam steel roller shutters while suspended sanitaryware installations are planned together ceramic flooring throughout.



SERVIZI IMMOBILIARI

In addition to the quality of this property itself, its surrounding context cannot go unnoticed: San Martino della Battaglia is renowned for its captivating history coupled breathtaking views over Lake Garda's scenery. In close proximity you'll find everything you need including essential services such grocery shops pharmacies restaurants plus many other amenities readily available around you...

Public transport service offered through municipality means easy access toward town center including train station hospital too.