

**Cod: V33.3**

## **Three-Room Apartment for Sale in Desenzano del Garda**



### **Caratteristiche:**

Tipology:	Apartment	Area:	105 mq
Property code:	V33.3	Rooms:	3
Contract:	For sale	Baths:	2
Place:	Desenzano del Garda	Energy class:	A4
price:	<b>€ 415.000</b>	IPE:	0.00 kWh/m2anno

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

The under-construction apartment will be on the first and last floor of an elegant modern building with only four residential units, characterized by contemporary architectural lines and finished to meticulous detail.

The interior spaces will be bright and spacious, with excellent distribution that ensures comfort and functionality. The large welcoming living area of about 30 sqm will consist of a living room with open kitchen and a balcony. The sleeping area will include a master bedroom with en-suite bathroom, a single bedroom, and an additional guest bathroom. A second balcony accessible from both bedrooms.

On the basement level is the convenient garage of approximately 29 sqm along with a sizable cellar. The elevator located in the common stairwell makes it accessible to everyone.

The new building will feature a central condensation boiler: hybrid type - natural gas and inverter heat pump powered electrically. Photovoltaic panels are also included as well as solar panels. Each apartment will have consumption detectors via accounting boxes, while underfloor heating can be independently regulated in each room. An independent air conditioning system using multi-split systems will be installed alongside mechanical ventilation systems. External fixtures made from wood come equipped with foam steel rolling shutters; wall-hung sanitary ware has been planned along with ceramic flooring throughout.

In addition to the quality of the property itself, its surrounding context cannot go unnoticed: San Martino della Battaglia is renowned for its fascinating history and breathtaking views over Lake Garda. In close proximity you'll find the main square near the church along with essential services such as shops, pharmacies, restaurants, and kindergartens.



SERVIZI IMMOBILIARI

Urban transport provided by Desenzano allows easy access to town center amenities including train station connections as well as nearby hospitals.