

**Apartment**  
**Desenzano del Garda**  
**€ 629.000**  
**Ref. 33091035-436**



**105 sq.m. | Bathrooms: 2 | Bedrooms: 2 | Rooms: 3**

ref. EB 035-436

**NEW APARTMENT WITH LARGE TERRACE** in the center of Desenzano del Garda close to the most sought-after beaches, in a new class A4 complex.

The location is excellent for those who love the convenience of services at hand, but also to discover the characteristic restaurants of the historic center or use the equipped beaches, without having to use the car. The escape routes to the highway toll booths and ring roads are equally convenient and nearby.

The Complex, of contemporary design and with excellent finishes, has just been completed and is ready to be inhabited. (also available ground floor apartment with large private garden 770,000 euros and Penthouse with private solarium of 90 square meters with lake view 1,206,000 euros).

The apartment is located on the first floor served by a lift and consists of a generous living area with adjoining kitchen that overlooks

the large 20 m2 terrace.

The sleeping area develops through the hallway that leads to the master room with en suite bathroom and a double bedroom served by a second bathroom.

The customer has the possibility to choose the finishes of his apartment (floors, doors, sanitary ware) through a specification with a wide choice of materials. Delivery times of the property 2/3 months from the signing of the preliminary purchase agreement.

The facilities are of the latest generation such as photovoltaic reserved for each apartment, underfloor heating with heat pump, class A4. The water, electricity and gas utilities are autonomous for each unit.

Each apartment is equipped with:

- ARMoured DOOR
- VIDEO INTERCOM
- TV/SATELLITE/INTERNET SYSTEM
- ALARM SYSTEM PREPARATION
- AIR CONDITIONING PREPARATION
- CENTRALIZED ELECTRIC SHUTTERS
- HOME AUTOMATION

In the basement there are large garages available (prices separately) equipped with electrically motorized basculant/sectional door and WALLBOX.

The finishes are of high quality as are the coverings and the design elements selected from important brands.

DESENZANO DEL GARDA

On the southern shores of Lake Garda, fan-shaped on the first circle of the morainic amphitheater, Desenzano is a charming town and pleasant seaside resort. An excellent starting point for trips and excursions.

In recent decades, Desenzano has also become the most renowned town on Lake Garda for its vitality and entertainment, thanks to a wide and varied presence of restaurants, bars, disco bars and discotheques. The city also offers the possibility of practicing all water sports (especially windsurfing, sailing and diving) and there are riding stables and tennis and golf courses. Desenzano is a tourist destination for everyone: from families with children to couples on a romantic getaway, from young people to seniors.

## Certification

**Energy Class:** A4

## Property details

|                                                   |                                         |
|---------------------------------------------------|-----------------------------------------|
| <b>Address:</b> Via Pasubio                       | <b>Bedrooms:</b> 2                      |
| <b>Bathrooms:</b> 2                               | <b>Rooms:</b> 3                         |
| <b>State of Preservation:</b> Excellent           | <b>Level:</b> 1                         |
| <b>Total Floor:</b> 2                             | <b>Indipendent heating:</b> Indipendent |
| <b>Lift:</b> Yes                                  | <b>Suitable for Students:</b> Yes       |
| <b>No Barriers:</b> Yes                           | <b>Year built:</b> 2024                 |
| <b>Current Status:</b> Free for the notarial deed | <b>Building Costs:</b> € 100            |
| <b>Terrace:</b> Present, 20 sq.m.                 | <b>Garden:</b> Common                   |
| <b>Sea Distance:</b> 100 meter                    | <b>Kitchen:</b> Open kitchen            |

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**Box:** Double, 32 sq.m.

**Pets Allowed:** Yes

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