Edilfin srl
via Giorgio Strehler 19 - 25080 Manerba del Garda
Phone number 0365551761

Apartment
€ 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 ideal for those who enjoy the convenience of having services close by, but also for discovering the quaint restaurants of the historic center or enjoying the well-equipped beaches, without having to use a car. Access to the highway toll booths and ring roads is equally convenient and nearby.

The complex, with a contemporary design and excellent finishes, has just been completed and is ready for occupancy.

The apartment is located on the first floor served by a lift and consists of a generous living area with an adjoining kitchen that overlooks the large 20 m2 terrace.
The sleeping area develops through the hallway that leads to the master bedroom with en suite bathroom and a double bedroom served by a second bathroom.

The client can choose the finishes for their apartment (floors, doors, bathroom fixtures) through a wide selection of materials. Delivery time is 2-3 months from the signing of the preliminary sales agreement.

The amenities are state-of-the-art, including dedicated photovoltaic panels for each apartment and heat pump underfloor heating, rated A4. Water, electricity, and gas are independent 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 an electrically motorized overhead/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 along the first ring of the morainic amphitheater, Desenzano is a charming town and pleasant seaside resort. An excellent starting point for day trips and excursions.

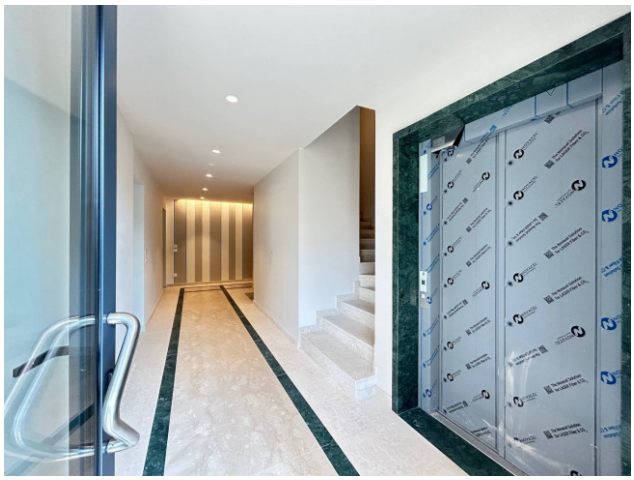
In recent decades, Desenzano has also become the most renowned town on Lake Garda for its lively atmosphere and entertainment options, thanks to a wide and varied selection of restaurants, bars, discos, and nightclubs. The town also offers the opportunity to practice all water sports (especially windsurfing, sailing, and scuba diving), and there are horseback riding stables, tennis courts, 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

Address: Via Pasubio	**Bedrooms**: 2
Bathrooms: 2	**Rooms**: 3
State of Preservation: Excellent	**Level**: 1
Total Floor: 2	**Indipendent heating**: Indipendent
Lift: Yes	**Suitable for Students**: Yes
No Barriers: Yes	**Year built**: 2024
Current Status: Free for the notarial deed	**Building Costs**: € 100
Terrace: Present, 20 sq.m.	**Garden**: Common
Sea Distance: 100 meter	**Kitchen**: Open kitchen
Box: Double, 32 sq.m.	**Pets Allowed**: Yes



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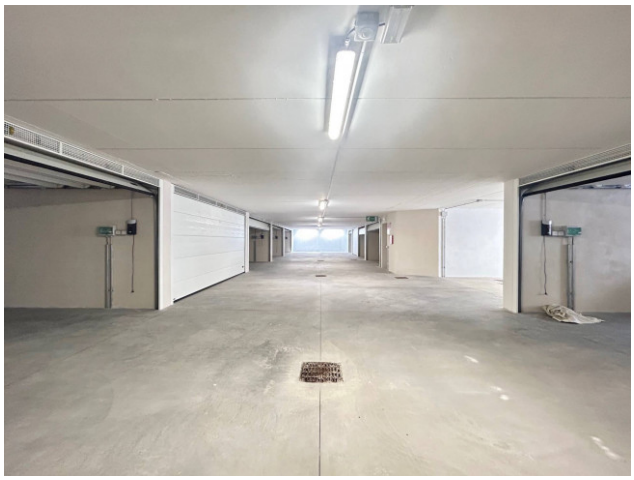

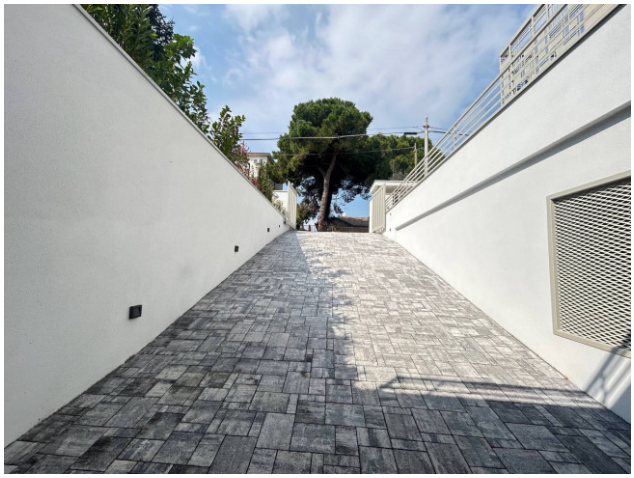

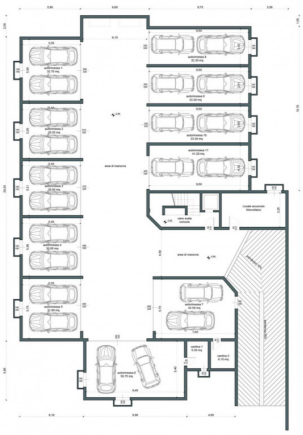

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