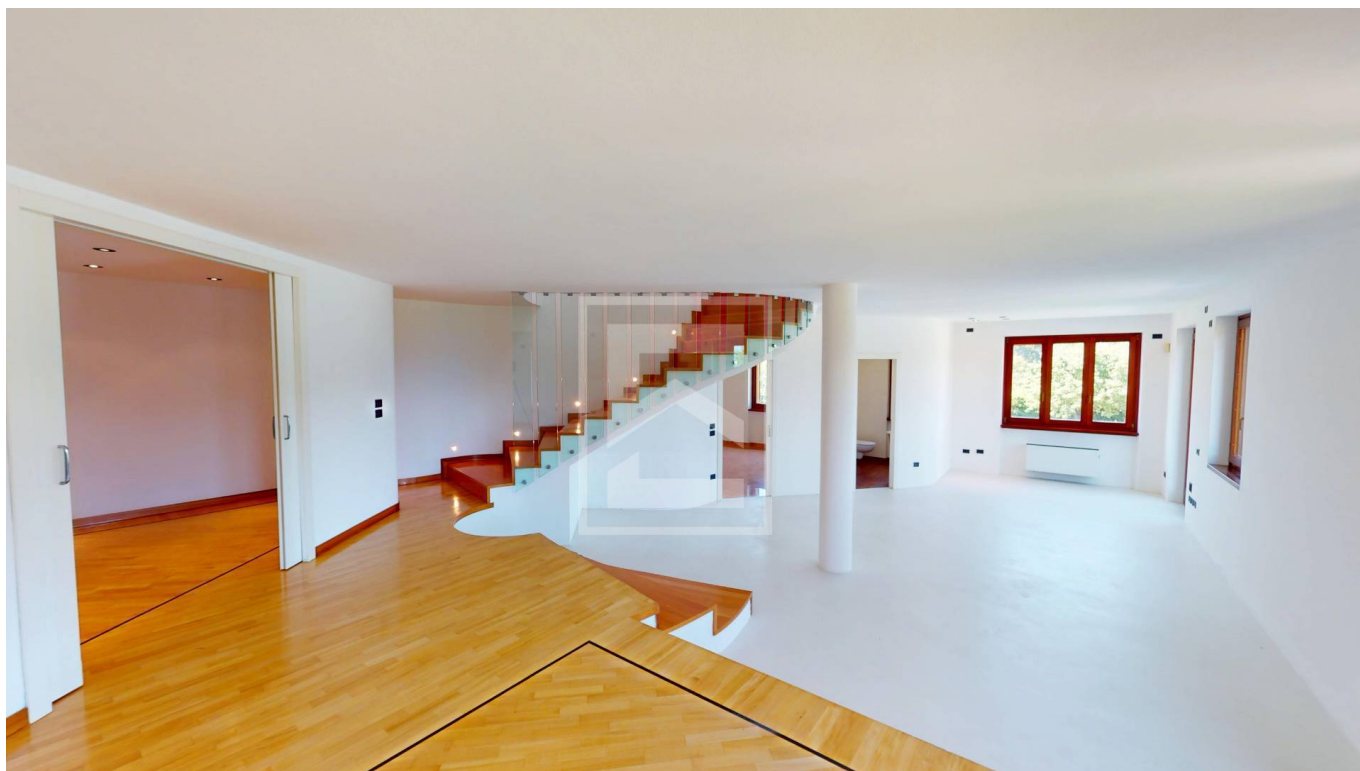


Penthouse/Attic
€ 899.000
Ref. 33091022-269



350 sq.m. | Bathrooms: 5 | Bedrooms: 4 | Rooms: 5

Ref: DM-022-269

Luxurious Duplex Apartment with Lake View

In one of Lake Garda's most charming areas, on the border between Desenzano and Maguzzano, a luxurious duplex apartment of approximately 300 square meters is available for sale. It is located in an exclusive setting created from the 2021 renovation of a farmhouse comprising only six residential units. The property, spread over two levels (first and second), is served by an elevator and is distinguished from the entrance by a dramatic stage overlooking the living room, enhanced by an elegant internal staircase with a glass balustrade. The living area features an eat-in kitchen with a fireplace and a large pantry, as well as a bright living room that opens onto a large terrace with splendid lake views. A bathroom with a window completes this floor. The sleeping area, located on the second floor, can be accessed both via an internal staircase and through a private entrance from the communal staircase, a feature that allows the property to be divided into two independent units, ideal for large families or separate households.

This floor features a suite with a fireplace, bathroom with window, and private terrace, two double bedrooms with en suite bathrooms, and a master bedroom with a designer bathroom with window and a terrace with unparalleled lake views. The finishes are of the highest quality, with parquet floors and luxurious marbles such as Nero Marquina, Bianco Carrara, and African marbles, lending elegance and uniqueness to every room.

The apartment also features a cellar of approximately 25 square meters with a charming, scenic well, as well as a covered and an uncovered parking space, both located within the condominium courtyard. The residential complex is nestled in a private park of approximately 6,000 square meters, immaculately maintained, with a picnic area, an irrigation well, and a large panoramic swimming pool for residents' use. The entire property is distinguished by marble and crystal details, including the common areas, which also

include a laundry area. The location is extremely peaceful, surrounded by nature, yet convenient to major roads and services. A unique opportunity to experience Lake Garda in an exclusive, refined, and charming residence. This announcement is for informational and commercial purposes only. The information provided has no contractual value and is subject to change.

Property details

Address: Località Brodazzo, 1

Bedrooms: 4

Bathrooms: 5

Rooms: 5

State of Preservation: Restored

Level: On two-levels

Total Floor: 2

Independent heating: Central Heating with Counter

Parking: Carport

Lift: Yes

Year built: 1994

Current Status: Free for the notarial deed

Building Costs: € 1.000

Balconies: Present

Terrace: Present

Garden: Common

Sea Distance: 2.000 meter

Kitchen: Regular Kitchen

Box: Single

Pets Allowed: Yes

