

Apartment
€ 1.190.000
Ref. 33091031-82



136 sq.m. | Bathrooms: 2 | Bedrooms: 2 | Rooms: 3

DESENZANO DEL GARDA - VILLA OLYMPIA SECOND FLOOR APARTMENT WITH LAKE VIEW (AP. No. 15)

Ref: LB-031-82

In the heart of Desenzano del Garda, between the lake and the historic center, a luxury residential complex called "Villa Olympia" is being built.

The project involves the renovation of the historic residence from the early 1900s, characterized by its magnificent exclusive location and lake view.

The prestigious Villa will house 20 residential units, divided into 19 apartments and an office.

On the second floor, we find a wonderful three-room apartment with a large living area and kitchen of approximately 30 square meters with direct access to the outdoor terrace, a wonderful place to admire the unique landscape.

In the sleeping area we find the master bedroom with en-suite bathroom, a double bedroom, a guest bathroom and a closet at the entrance.

The basement includes a cellar and a garage with an electric vehicle charging station.

The strengths of this project focus on three key aspects: its exclusive location, living comfort, and attention to sustainability. This privileged location represents a unique added value. Directly overlooking the lake, the Olympia complex offers a perfect balance

between tranquility and accessibility, with Desenzano del Garda's main attractions easily accessible on foot.

The living comfort has been designed to ensure a unique experience. The apartments feature large spaces and quality materials, with cutting-edge home automation systems that ensure maximum control and well-being within the homes. The well-maintained shared garden and a splendid shared swimming pool overlooking the lake with an ozone purification system complete the project.

The buildings boast A4 and A3 energy ratings, ensuring low consumption and high efficiency. The geothermal system provides natural and eco-friendly heating and cooling, while photovoltaic panels provide clean, renewable energy. This announcement is for informational and commercial purposes only. The information provided has no contractual value and is subject to change.

Certification

Energy Class: A3

Property details

Address: Via Lungolago Cesare Battisti, 85

Zip Code: 25015

Bedrooms: 2

Bathrooms: 2

Rooms: 3

State of Preservation: Restored

Level: 2

Indipendent heating: Central Heating

Lift: Yes

Year built: 2025

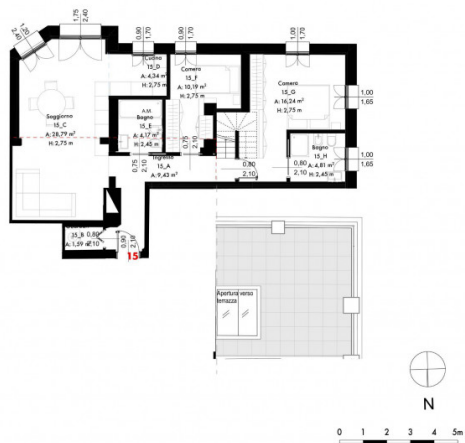
Terrace: Present

Garden: Common

Sea Distance: 15 meter

Kitchen: Open kitchen

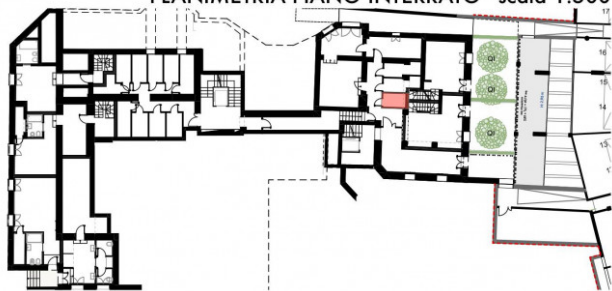
Box: Single



PLANIMETRIA GENERALE PIANO SECONDO - scala 1:500



PLANIMETRIA PIANO INTERRATO - scala 1:500



LOCALIZZAZIONE AUTORIMESSA PIANI INTERRATI - scala 1:1000

