

Semi-detached house

€ 620.000

Ref. 33091073-3



198 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 4

Ref: AB-073-3

Three-room apartment with separate kitchen.

In Desenzano del Garda, in one of the most exclusive and quiet residential areas of the city, surrounded by greenery and just minutes from the center and the lake, we offer for sale a prestigious property in a newly built semi-detached villa, located on the first floor, designed with great attention to living comfort, modernity and architectural quality.

The apartment opens onto a bright and spacious 38 sq m living area, served by a bathroom with window and a convenient anteroom. The sleeping area comprises three bedrooms and a generous master bathroom, designed for maximum functionality and daily well-being. The home is enhanced by two large terraces, one 38 sq m with direct access from the living area, and the other 23 sq m connected to the master bedroom, ideal for enjoying the outdoor spaces in complete privacy and relaxation. The property also includes a private garden, perfect for those who love nature and want a private outdoor space.

The property is equipped with a 5 kW photovoltaic system, which guarantees high energy efficiency and significant savings on consumption.

The property also includes a convenient double garage and access to a splendid shared swimming pool, surrounded by the residence's greenery, ideal for enjoying summer days in a private and relaxing atmosphere.

This property is the ideal solution for those seeking a high-end home in a strategic, elegant, and well-served location in the heart of Desenzano del Garda.

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 delle Mimose, 3

Bedrooms: 3

Bathrooms: 2

Rooms: 4

State of Preservation: Excellent

Level: 1

Indipendent heating: Indipendent

Year built: 2025

Terrace: Present, 22 sq.m.

Garden: Private

Kitchen: Open kitchen

Box: Triple, 45 sq.m.



CALCOLO SUP. COMMERCIALE ABITAZIONE P.T.

ABITAZIONE PIANO TERRA	= MQ 140,00 x 100% = MQ 140,00
ABITAZIONE PIANO INTERI	= MQ 77,00 x 60% = MQ 46,20
PORTICO	= MQ 23,00 x 35% = MQ 8,05
AREA CIRCOLATIVA	= MQ 180,00 x 10% = MQ 18,00
QUOTA PISCINA COMUNE	= MQ 10,00
TOTALE SUPERFICIE A VENDITA	= MQ 222,25

CALCOLO SUP. COMMERCIALE ABITAZIONE P. 1°

ABITAZIONE PIANO PRIMO	= MQ 121,50 x 100% = MQ 121,50
ABITAZIONE PIANO INTERI	= MQ 75,00 x 60% = MQ 45,00
TERRAZZA	= MQ 21,50 x 35% = MQ 7,53
QUOTA PISCINA COMUNE	= MQ 10,00
TOTALE SUPERFICIE A VENDITA	= MQ 196,03



