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

Villa
Desenzano del Garda
€ 1.090.000
Ref. 33091080-014

560 sq.m. | Rooms: 10

ref. DG-080-014

Important building with high development potential – Desenzano del Garda city center

In the heart of Desenzano del Garda, approximately 200 meters from the historic center, the beaches, and the lakefront, we offer a significant historic building, ideal for income-generating real estate development or for the construction of a high-profile hospitality project.

Main data of the property:

Gross built area: 560 m2 Layout: three levels above ground, plus a large, perfectly renovated and very characteristic original cellar Additional spaces: large covered porch Private outdoor area: approximately 900 m2 of exclusive courtyard Possibility of building a large

swimming pool and wellness areas Location: right in the center, not far from the lake, beaches, port, services and infrastructure.

Current status and interventions carried out:
The property has undergone a significant structural renovation, already completed, which includes:

Complete re-roofing of the reinforced concrete roof, consolidation and major structural works.

The interior finishes still need to be completed, specifically:

systems (electrical, plumbing, air conditioning), windows, flooring, sanitary ware and final equipment.

This allows for complete customization of the layout and market positioning, with optimization of costs and returns based on the chosen business model.

Development scenarios.
The property lends itself to various investment strategies, such as a luxury detached or semi-detached residence or, ideally, as a charming tourist accommodation in the town center.

Strengths for the investor:

Large asset in a central and consolidated location. Rarity of the private outdoor area in the center of Desenzano. High tourist demand all year round (due to the presence of important golf courses nearby, professional tourism, karting world, etc.). Structural intervention not necessary as the structure is sound → reduction of operational risk. Possibility of significant revaluation post-completion.

This transaction is suitable for investors, developers, and hospitality operators seeking an asset with strong growth potential in one of Lake Garda's top-performing locations.

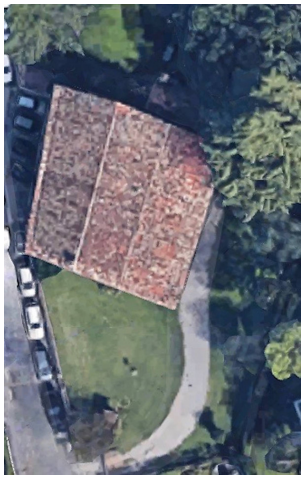
This announcement is for informational and commercial purposes only. The information provided has no contractual value and is subject to change.

Certification

Energy Class: NA - Not Applicable

Property details

Address: Via Tommaso dal Molin	**Rooms**: 10
State of Preservation: Rustic	**Level**: Ground Floor
Total Floor: 3	**Parking**: Uncovered Parking
Suitable for Students: Yes	**Balconies**: Present
Terrace: Present	**Garden**: Private, 1.000 sq.m.
Sea Distance: 200 meter	**Kitchen**: Open kitchen
Box: Shed	**Pets Allowed**: Yes



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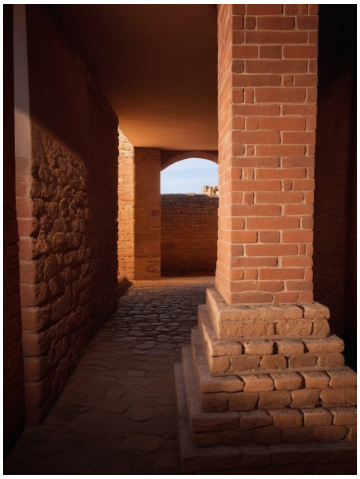

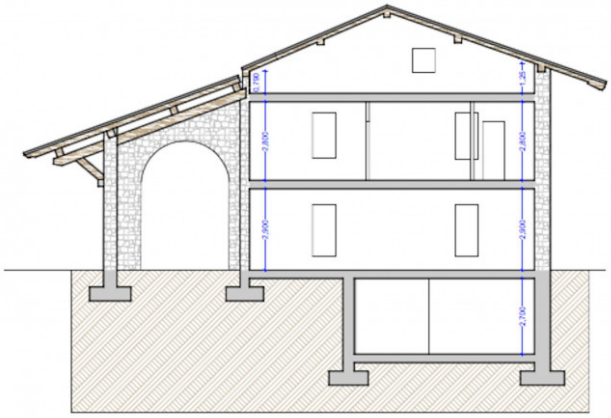

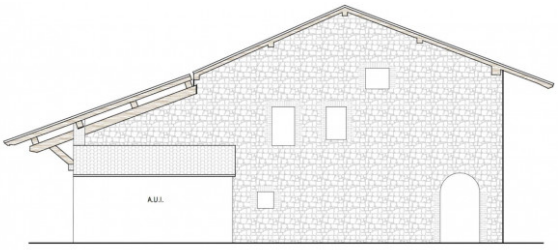

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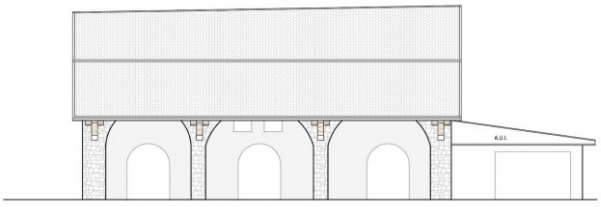

PROSPETTO EST

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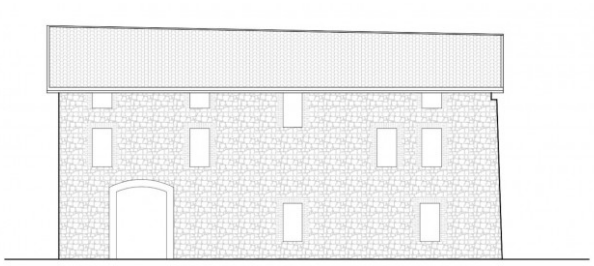

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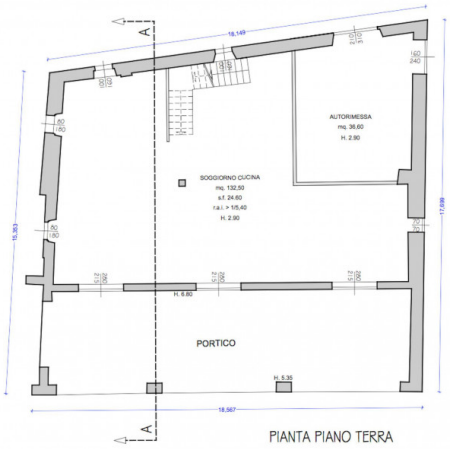

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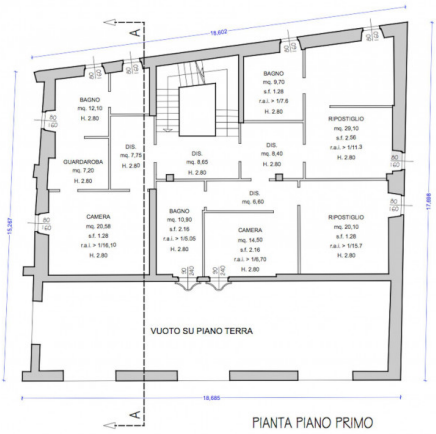

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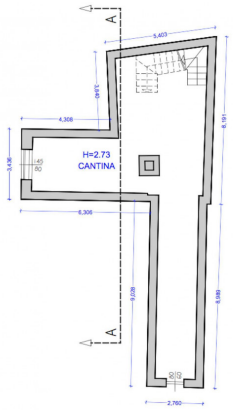

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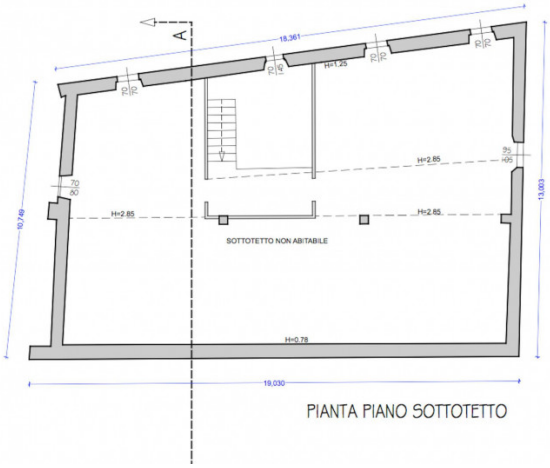

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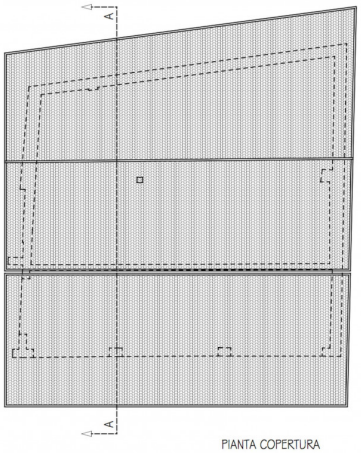

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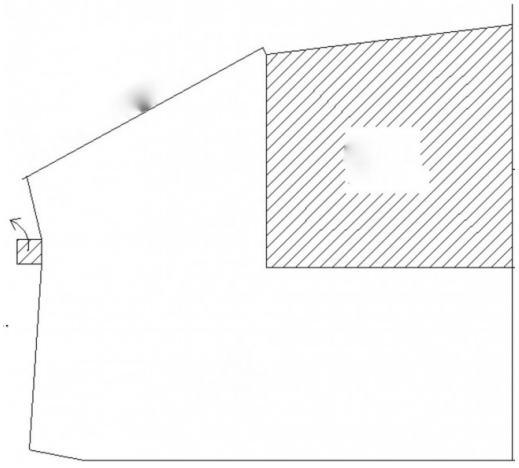

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