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

Villa
Desenzano del Garda
€ 2.750.000
Ref. 33091035-509

530 sq.m. | Bathrooms: 7 | Bedrooms: 9 | Rooms: 20

Ref: EB-035-509
LUXURY LAKE VIEW VILLA with heated pool.
In the center of Desenzano del Garda, 200 meters from the most beautiful beaches and shops.

Highly prestigious luxury property.
The location is ideal for those who appreciate the convenience of close amenities, but also for discovering the quaint restaurants of the historic center and 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 villa boasts a classic, elegant yet contemporary design with excellent finishes. Built in 2016, it can be enjoyed as a single unit or, given its large size and layout, divided into several completely independent units.

The villa is spread over 3 levels.

On the lower floor, completely habitable: living room with kitchen, 2 bedrooms, bathroom and laundry room with garage.
On the first floor: Large living room, eat-in kitchen, 2 bathrooms, 3 bedrooms, 1 large balcony.
On the roof floor: 4 suites with 4 private bathrooms, living room, 2 balconies with a spectacular lake view and a beautiful city view where you can enjoy enchanting moments of relaxation.

This splendid residence is completed by a large infinity pool with salt electrolysis system, heated with an electric cover, a 7-meter waterfall and a 6-seater jacuzzi.

The equipment is state-of-the-art and the finishes are of high quality:
Energy class B, 6 kw photovoltaic system embedded in the aquifer, 4 solar panels with 700 litre storage, heated swimming pool with salt/electrolysis system and automatic thermal cover, 6-seater Jacuzzi, alarm with home automation, closed-circuit cameras.

Unique and exclusive... for those who want to experience the center with the luxury of enjoying the lake view from home.

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 resort on Lake Garda for its lively atmosphere and entertainment options, thanks to a wide and varied selection of restaurants, bars, discos, and nightclubs.

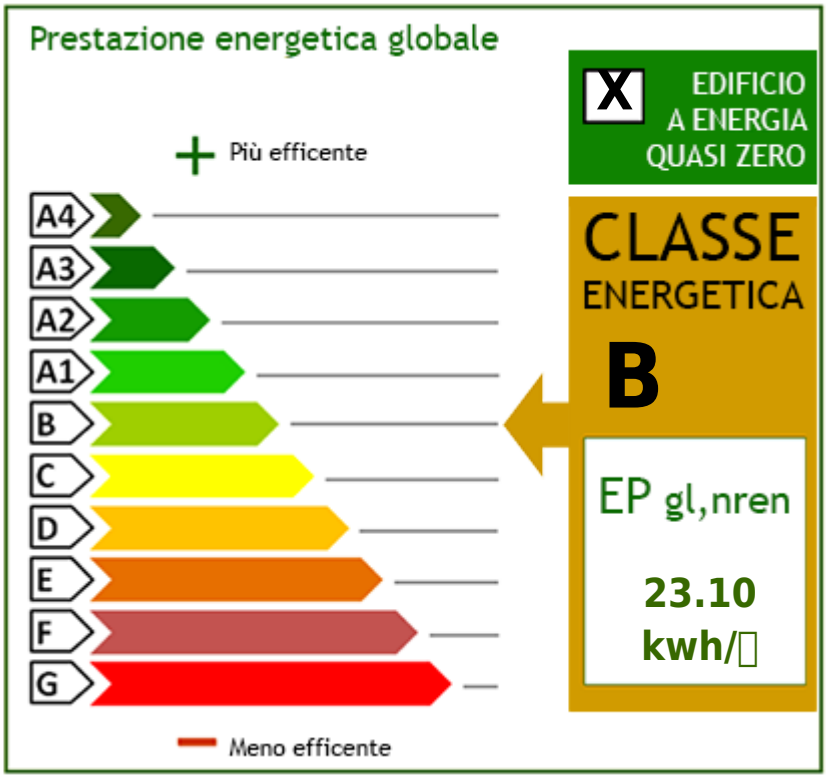
The city also offers the opportunity to practice all water sports (especially windsurfing, sailing and scuba diving) and there are riding stables, tennis courts and golf courses.

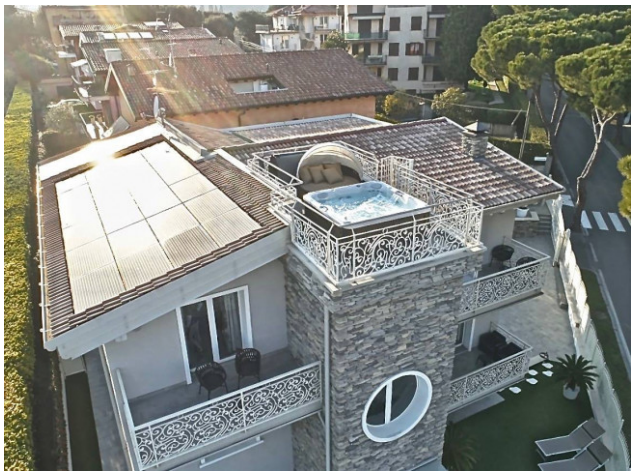
Desenzano is a tourist destination for everyone: from families with children to couples on a romantic getaway, from young people to seniors.

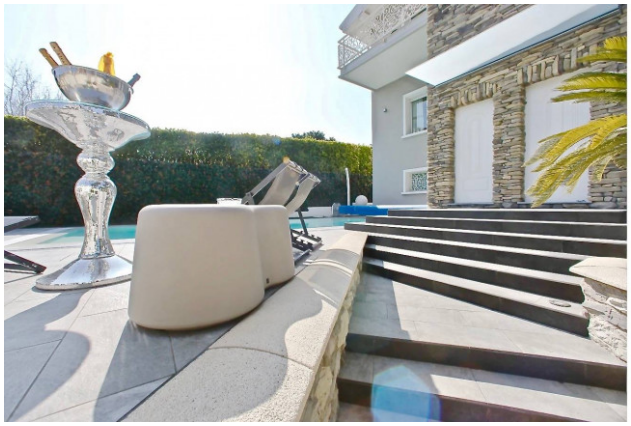
This announcement is for informational and commercial purposes only. The information provided has no contractual value and is subject to change.

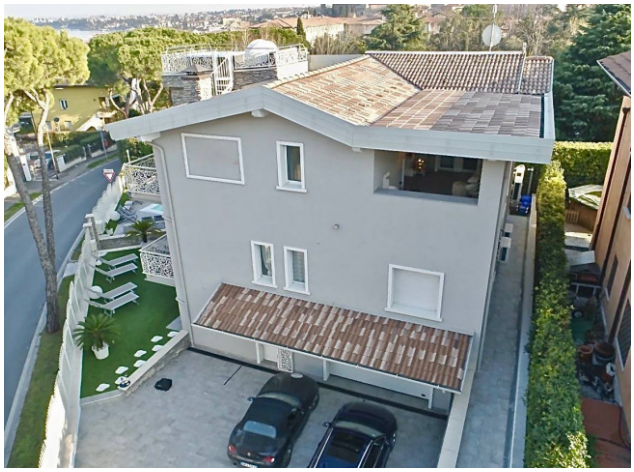
Property details

Address: via Caporali	**Bedrooms**: 9
Bathrooms: 7	**Rooms**: 20
State of Preservation: Excellent	**Level**: Ground Floor
Total Floor: 3	**Indipendent heating**: Indipendent
Parking: Uncovered Parking	**Suitable for Students**: Yes
Year built: 2016	**Current Status**: Free for the notarial deed
Balconies: Present, 30 sq.m.	**Terrace**: Present, 20 sq.m.
Garden: Private	**Sea Distance**: 200 meter
Kitchen: Regular Kitchen	**Box**: Double, 45 sq.m.
Pets Allowed: Yes	


Prestazione energetica globale
X
EDIFICIO A ENERGIA QUASI ZERO
Più efficente
A4
A3
A2
A1
B
C
D
E
F
G
CLASSE ENERGETICA
B
EP gl,nren
23.10 kwh/
Meno efficente







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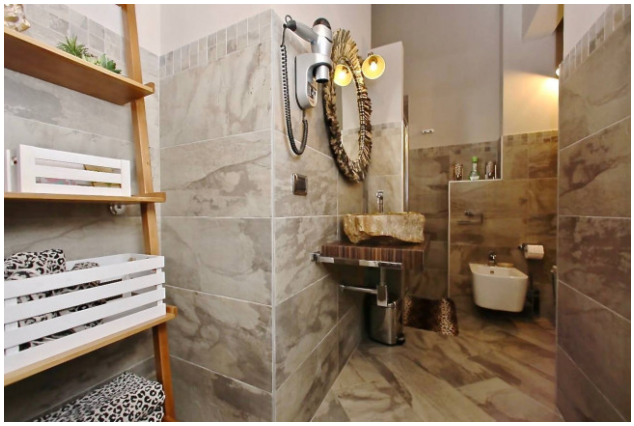

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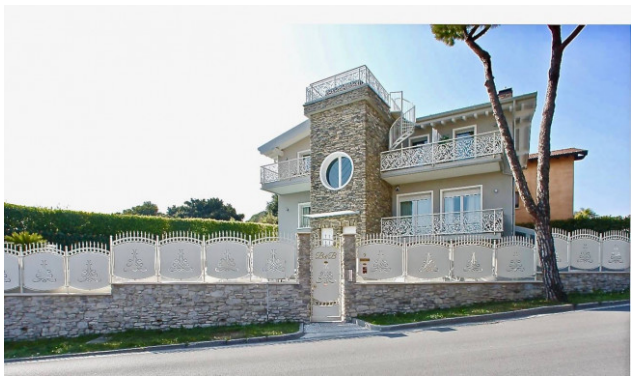

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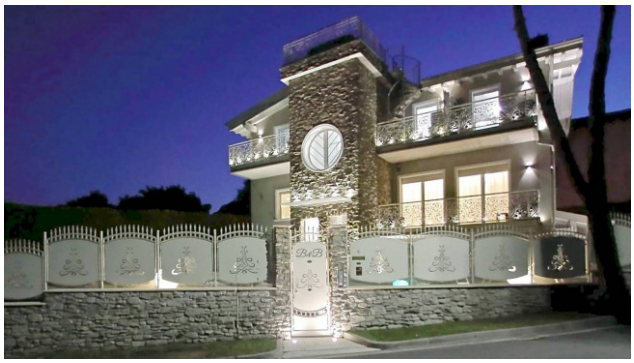

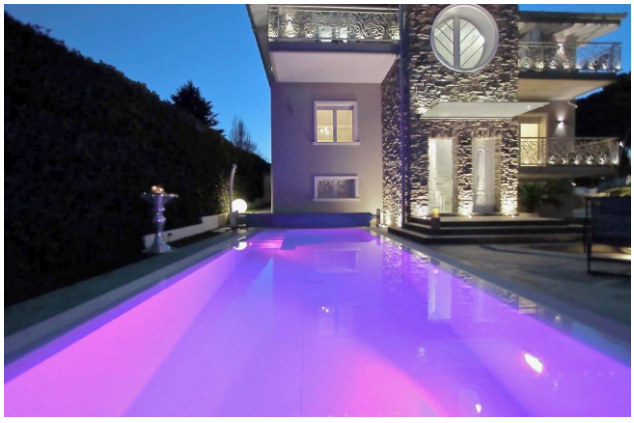

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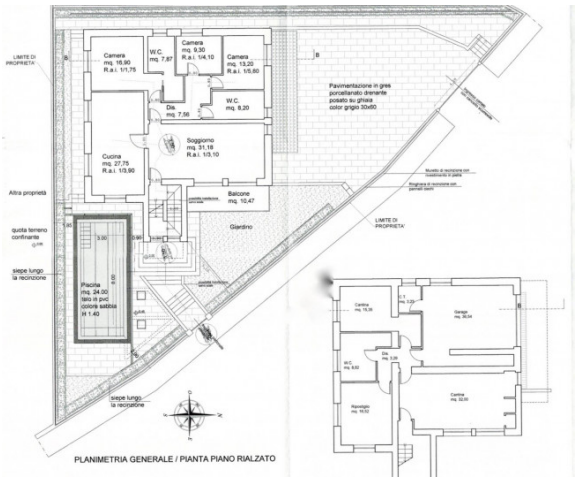

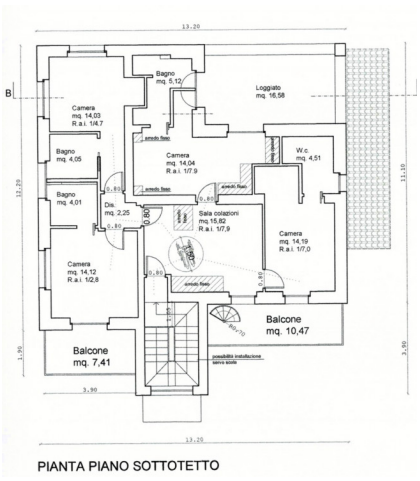

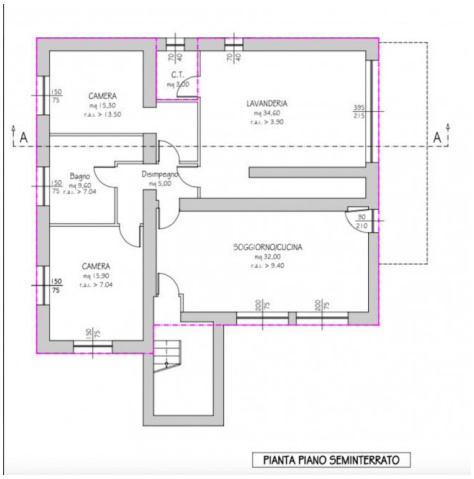

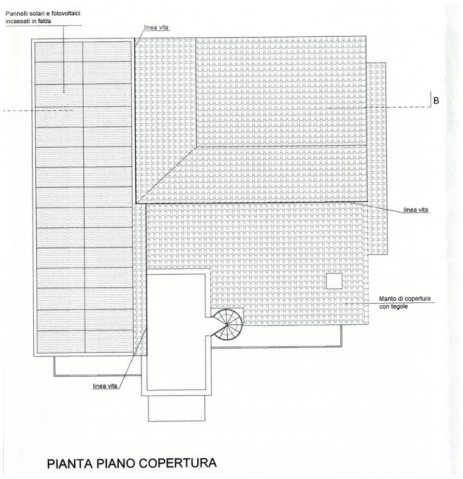

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