

**Hotel**  
**Desenzano del Garda**  
**€ 3.900.000**  
**Ref. 33091035-510**



**750 sq.m. | Bathrooms: 8 | Rooms: 20**

ref. EB 035-510

New boutique hotel with enchanting lake view.

Just steps from Lake Garda's most renowned beaches, we present a unique solution: a recently built, stately, Class A+ villa, immersed in a lush 1,600 m2 park and enhanced by a comfortable swimming pool for moments of pure relaxation and timeless glamour. This exclusive sale is for sale.

The Villa currently houses 7 apartments plus an annex/office, guaranteeing absolute privacy, tranquility and the comfort of a luxury boutique hotel.

The apartments can be easily connected if you want to enjoy the entire Villa, or it can be used as a small hotel.

The units feature spacious, bright living areas finished with impeccable taste, where select designer pieces combine with high-end comforts. They open onto large terraces, perfect for lunches and sunset aperitifs, offering breathtaking lake views that transform every moment into a work of art.

The bedrooms are generously sized, with en-suite bathrooms.

The furnishings and detailed attention to detail included in the price are high-design, crafted with sartorial care and using high-quality materials.

The earthquake-proof building, constructed with eco-friendly materials, is equipped with solar panels for energy and hot water, ensuring efficiency and sustainability.

The property includes 5 single garages and 7 private parking spaces, with direct access to the communal atrium for maximum convenience.

Living in this Villa means living in one of the most exclusive and sought-after areas between Desenzano and Padenghe, just steps from the most prestigious beaches and shopping streets, where beauty meets cultural and gastronomic excellence.

Don't miss the opportunity to own such a unique, state-of-the-art home in one of the most splendid locations on Lake Garda. Contact us for more information and to book an exclusive visit, complete with a personalized experience.

THE AREA Desenzano has been the most renowned Garda resort for decades for its vitality and high-level entertainment. A rich and varied culinary scene, starred restaurants, trendy bars and exclusive clubs. The city offers excellent nautical activities (windsurfing, sailing, diving) and elite sports facilities: riding stables, tennis courts and prestigious golf clubs. A luxury destination suitable for those seeking uncompromising refinement: families, romantic couples, young and seniors.

## Certification

**Energy Class:** A1

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## Property details

**Address:** via Vo'

**Bathrooms:** 8

**Rooms:** 20

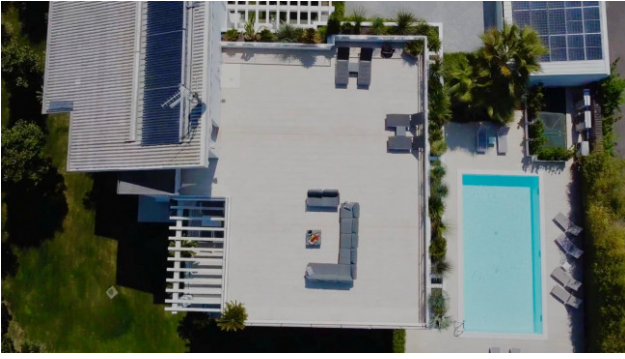
**State of Preservation:** Excellent

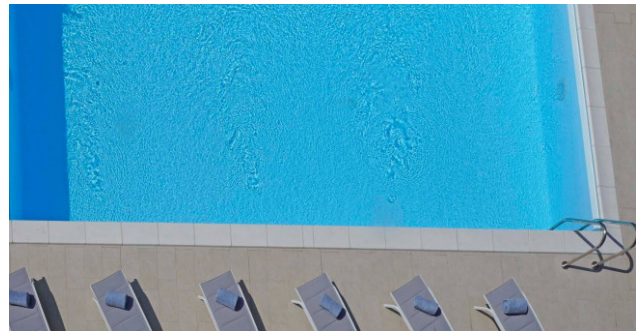
**Covered sq.m.:** 400 sq.m.

**Uncovered sq.m.:** 1.600 sq.m.

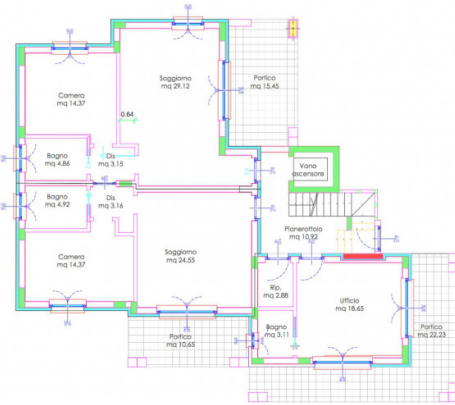
**Independent heating:** Central Heating with Counter

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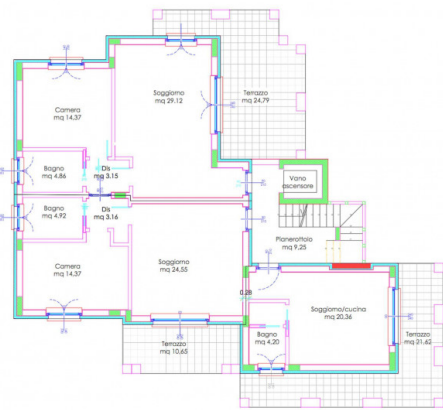




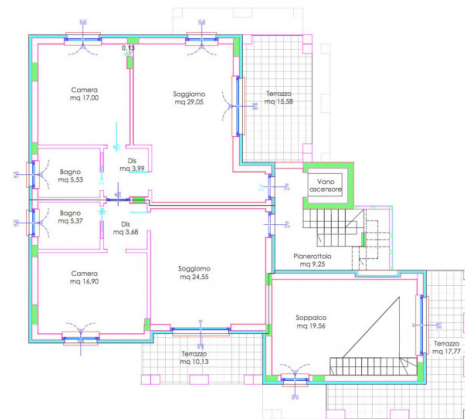




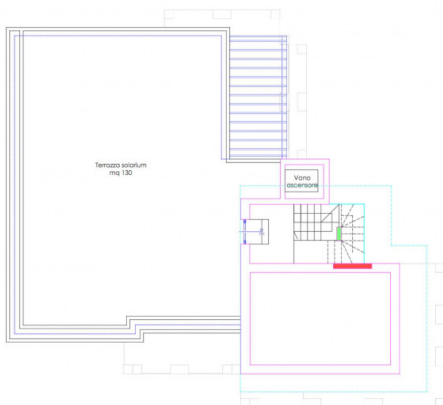
PIANO TERRA



PIANO PRIMO



PIANO SECONDO



PIANO TERRAZZA