



COLDWELL BANKER

REALROI

Realroi

Piazza Malvezzi 23 - 25015 Desenzano del Garda (BS)

(+39) 030 4191413

Apartment for sale in Desenzano del Garda Desenzano del Garda

€ 530.000

Ref. CBI119-1341-245



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

In Desenzano del Garda in a quiet and residential area of villas and new buildings, close to every service, historical center and train station, we offer for sale a very bright and spacious three-room apartment inserted in an elegant and new context of few units. The apartment is located on the second floor of the building, has a large porch and two private gardens, in addition to the pool and the garden of condominium use.

The entrance opens onto the living room with open kitchen, two large windows open onto the porch that can be enclosed by windows and the garden facing the pool. The sleeping area consists of two double bedrooms, one of which has an en suite bathroom and a second bathroom with window. The sleeping area overlooks the second private and private garden with French doors. The finishes are refined and valuable and the systems of the latest generation, the heating is underfloor heating and every room is air conditioned, the gardens automatically irrigated, surrounded by hedges and at sunset illuminated by spotlights that surround them. An assigned parking space and a large double garage complete the property. Excellent purchase for comfortable living, but also elegant second home.

Desenzano is the capital of lower Garda, overlooking the Lake, with beautiful beaches, the Old Port, the pier and refined squares, offering views of extraordinary beauty and postcard landscapes. Famous for its restaurants, elegant hotels and entertainment venues. Centrally and strategically located with respect to northern Italy, convenient for any travel thanks to the nearby entrances of the A4 highway and the ring road connecting Brescia to Verona. It also enjoys important public transport services: railway station, several

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bus lines and ferries for navigation and connection of the whole lake.

Certification

Energy Class: A1

Features

Property ID: CBI119-1341-245	Contract: Sale
Categoria: Apartment	Address: Via Calcinardi
Zip Code: 25015	Municipality: Desenzano del Garda
Zona: Desenzano del Garda	Total sqm: 133 sq.m.
Bedrooms: 2	Bathrooms: 2
Rooms: 3	Internal condition: Excellent
Floor: Ground Floor	Total floors: 3
Independent heating: Heating	Lift: Yes
No architectural barriers: Yes	Date of construction: 2023
Current Status: Available after the deed of sale	Terrace: Present
Garden: Private, 66 sq.m.	Sea distance: 3.000 meter
Kitchen: Exposed Kitchen	Garage: for two cars, 30 sq.m.
Terrace : 38 □	Tv Antenna : Condominium
Tv SAT : Condominium	ADSL Coverage
Fastweb Coverage	Air-Conditioned
Parquet	Telephone System
Wiring : By Law	Sanitary Suspended
Shower	Wooden Window Frames
Predisposition for Alarm	Shutters
Pool	

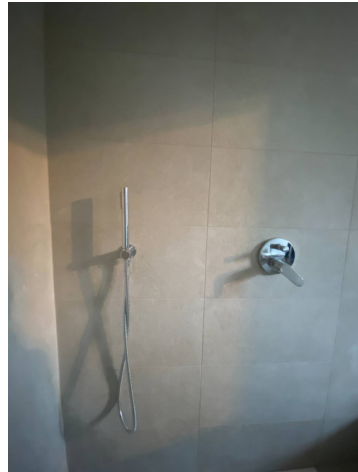
Nearby

Gyms	Spa
Football Fields	Fitness Centers
Tennis Courts	Bike Lanes
Playgrounds	Railway Station
Public Transport	Kindergarten
Elementary Schools	Schools
High Schools	Cafe
Post Offices	Shopping Centers
Municipal Offices	



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