

Apartment for Sale in Desenzano del Garda

€ 1.395.000

Ref. CBI119-1337-346



183 sq.m | Bathrooms: 3 | Bedrooms: 3 | Rooms: 5

FOUR-ROOM APARTMENT 4 WITH LAKE VIEW

EXCLUSIVE LUXURY OPPORTUNITY IN THE HEART OF DESENZANO

In the heart of the historic center, overlooking Piazza Cappelletti and boasting a direct view of the lake, we present a one-of-a-kind residence. Located in a stately building, this finely renovated, class-A energy-efficient apartment offers an unparalleled living experience.

The second-floor apartment opens onto a spacious open-plan living area with large windows. The lofty ceilings accommodate a modern mezzanine level, suitable for a bedroom, study, or music room, complete with a private bathroom. A laundry room and a large bathroom with a window serve the living area.

The sleeping area features two large double bedrooms, both with walk-in closets and private bathrooms, overlooking the bright and quiet internal alleys.

The living area overlooks Piazza Cappelletti, allowing you to comfortably enjoy summer spectacles from a commanding position. Reinforced wooden windows and doors and internal insulation ensure optimal thermal and acoustic insulation.

Prices and Options:

Advanced rough construction: €1,302,000.00 Finished: €1,395,000.00 Turnkey solution: Price to be agreed Garages available 300 meters away: €25,000.00 each For more information and private viewings, please contact us.

Desenzano del Garda is the vibrant capital of the southern lake, directly overlooking the shores of Lake Garda and surrounded by enchanting beaches, the picturesque Old Port, and the lively Imbarcadero (boat landing stage). Its elegant piazzas, lined with bars and



restaurants, offer breathtaking views and picture-perfect landscapes that enchant tourists and residents alike. Known for its elegant hotels and trendy clubs, Desenzano is the ideal place for those seeking recreation and relaxation in a refined atmosphere. Strategically located in the heart of northern Italy, it is perfectly connected thanks to its proximity to the A4 motorway, the Brescia-Verona ring road, and an efficient public transport network, including the train station, buses, and ferries that connect it to all destinations on the lake. Desenzano is not just a tourist destination, but a true reference point for those who want to experience Lake Garda to the fullest.

Coldwell Banker, founded in 1906 in San Francisco, is a world-renowned real estate network, recognized for over a century as a benchmark in the global market. Our brand is synonymous with reliability, excellence, and innovation, appreciated by the most discerning clients for the quality of our services and our international presence. With over 3,300 locations and more than 100,000 agents in 44 countries, our global network allows us to connect buyers and sellers around the world. Coldwell Banker Real Estate, located in the historic heart of Desenzano del Garda, at Piazza Malvezzi 23, just steps from the old port, is the hub of our operations on Lake Garda and the surrounding area. Our headquarters reflects our philosophy: welcoming, elegant, and professional, it is the place where supply and demand for exclusive properties meet. We specialize in finding and promoting prestigious properties, guaranteeing our clients personalized and attentive service, meeting every luxury real estate need.

Certification

Energy Class: A1

Property Informations

Address: Via Porto Vecchio, 24

Bedrooms: 3

Bathrooms: 3

Rooms: 5

State of Preservation: Restored

Level: 2

Total Floor: 3

Lift: Yes

Age Construction: 2024

Current Status: free upon deed

Building Costs: € 75

Kitchen: Exposed Kitchen

Features

Tv Antenna: Autonomous

Tv SAT: Autonomous

ADSL Coverage

Fastweb Coverage

Air-Conditioned

Telephone System

Wiring: By Law

Sanitary Suspended

Jacuzzi

Shower

Wooden Window Frames

Predisposition for Alarm

Shutters

Panoramic view

Nearby

Gyms

Spa

Football Fields

Fitness Centers

Tennis Courts

Bike Lanes

Playgrounds

Railway Station

Public Transport

Kindergarten

Elementary Schools

Schools

High Schools

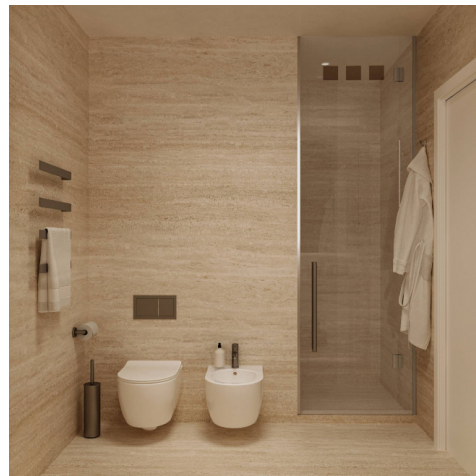
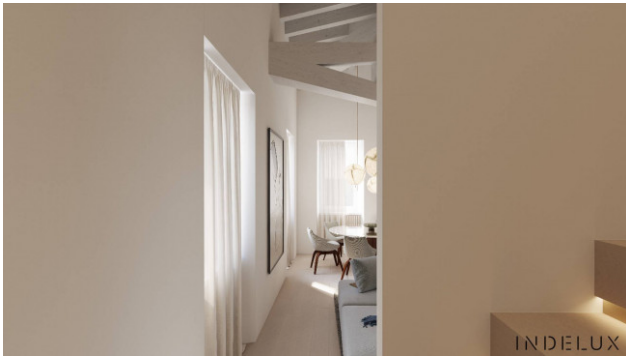
Cafe

Post Offices

Shopping Centers

Municipal Offices









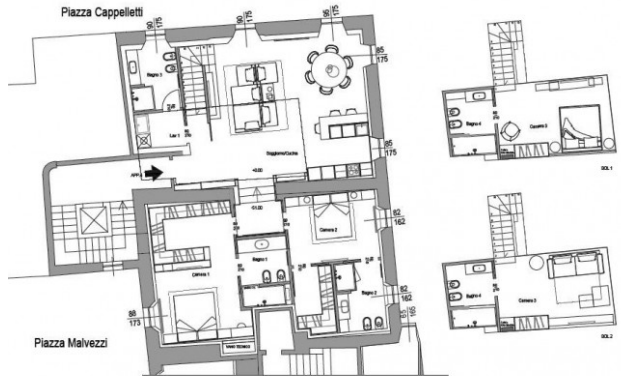
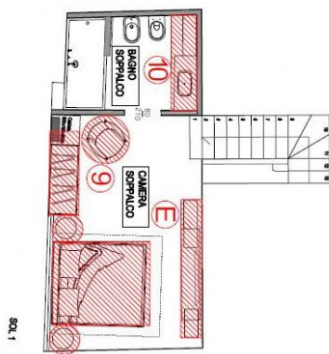
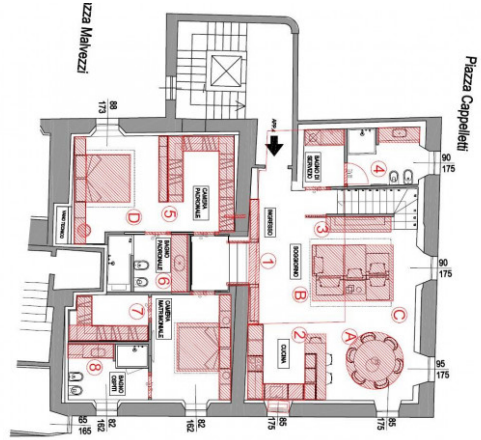
Realroi

Piazza Malvezzi 23 - Desenzano del Garda (BS) - Phone number (+39) 030 4191413
info@realroi.it - <https://www.realroi.it/en>
VAT 04174290983



Realroi

Piazza Malvezzi 23 - Desenzano del Garda (BS) - Phone number (+39) 030 4191413
info@realroi.it - <https://www.realroi.it/en>
VAT 04174290983



Realroi

Piazza Malvezzi 23 - Desenzano del Garda (BS) - Phone number (+39) 030 4191413
 info@realroi.it - <https://www.realroi.it/en>
 VAT 04174290983