

Apartment for Sale in Desenzano del Garda

€ 2.511.000

Ref. CBI119-1337-347



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

Luxury Lake View Penthouse in Desenzano's Old Port

Located on the third floor of one of the most iconic historic buildings in the Old Port, this renovated, energy-efficient apartment offers an unparalleled living experience.

Main Features:

Living Spaces: Large living area with large windows on both sides. The kitchen, with a characteristic gable, includes a pantry area and a bathroom/laundry room. **Mezzanine Level:** Two large double bedrooms, each with a walk-in closet and private bathroom, offer romantic views of the lake and the typical wooden boats. **Winter Garden:** An enclosed loggia with opening mullioned windows and a private spa with a relaxation area, sauna, Turkish bath, hot tub, and private bathroom, complete with a stunning green wall. **Breathtaking Views:** Every window offers spectacular views, with vibrant colors and a Little Venice atmosphere. **Area and Access:** With over 330 square meters of floor space, the penthouse has an elevator leading to the private landing and other service rooms, plus an additional bathroom. **Purchase Options:**

Penthouse: Available in an advanced unfinished state for €2,418,000.00, with the option of completion and related tax deductions, or finished for €2,511,000.00. **Additional Two-Room Apartment:** Possibility of adding an adjacent two-room apartment overlooking Piazza Cappelletti and the lake, with independent access via stairs and elevator, ideal for guests or staff, at an additional cost of €334,800.00 in an advanced unfinished state or €372,000.00 in a finished state. **Total Prices:**

Advanced Unfinished: €2,752,800.00 **Finished:** €2,883,000.00 **Turnkey Solution:** Price to be agreed upon based on the buyer's preferences. **Garages available 300 meters away:** €25,000.00 each. This solution is available for purchase immediately. Don't miss the opportunity to live in a place where history, luxury, and comfort harmoniously blend. For more information and private viewings, 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: 3

Total Floor: 3

Lift: Yes

Age Construction: 2024

Current Status: free upon deed

Building Costs: € 100

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

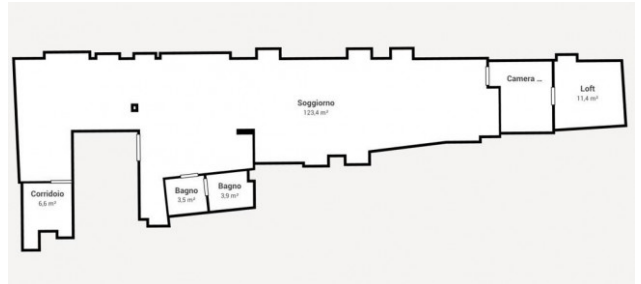
Cafe

Post Offices

Shopping Centers

Municipal Offices





Realoi

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