



Apartment for Sale in Desenzano del Garda

€ 850.000

Ref. CBI119-2785-443



148 sq.m | Bathrooms: 2 | Bedrooms: 3 | Rooms: 4

Elegant four-room apartment for sale in Desenzano del Garda

In a quiet residential area with spectacular views of Lake Garda, in an exclusive residence of just 10 units, we offer a four-room apartment on the ground floor with a loggia overlooking the private garden. The apartment comprises a spacious living area with the option of separating the kitchen, a double bedroom, a twin bedroom, a single bedroom, two bathrooms, and a double garage in the basement. A private swimming pool can be built.

The apartment is fully customizable to your taste and is eligible for the renovation bonus tax breaks.

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

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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: A4

Property Informations

Address: Via Rimembranze

Zip Code: 25015

Bedrooms: 3

Bathrooms: 2

Rooms: 4

State of Preservation: Excellent

Level: Ground Floor

Total Floor: 3

Lift: Yes

No Barriers: Yes

Age Construction: 2025

Current Status: free upon deed

Building Costs: € 60

Balconies: Present, 8 sq.m

Terrace: Present, 16 sq.m

Garden: Private

Kitchen: Exposed Kitchen

Box: Double, 63 sq.m

Features

Terrace: 15 □

Tv Antenna: Condominium

Tv SAT: Condominium

Air-Conditioned

Telephone System

Wiring: By Law

Shower

Predisposition for Alarm

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

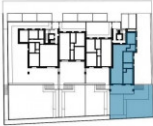


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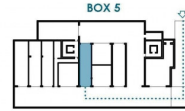
APT. 1
PIANO TERRA



Appartamento 1	m ² Sup.Lorda	% Incidenza	m ² Sup.Comm.
Sup. Abitabile	120	100%	120
Porcoili, Balconi, Logge	23	30%	6,9
Superficie di pertinenza esclusiva	130	10%	13
Superficie interne comuni (Vani scale)	80	10%	8
Autotermine e cantine	65	50%	33
TOTALE m ²	415		147,9



BOX 5



m ² Sup.Lorda	% Incidenza	m ² Sup.Comm.
36	50%	18

