

## Apartment for Sale in Desenzano del Garda

### € 900.000 negotiable

### Ref. CBI119-1337-601



**185 sq.m | Bathrooms: 2 | Bedrooms: 2 | Rooms: 7**

Are you looking for a property to live in all year round?

This exclusive residence is located in one of the most prestigious squares in the historic center and occupies the main floor of a magnificent early 19th-century building, offering unparalleled views of the main promenade.

The apartment, completely renovated with luxury finishes, features five elegant living spaces and three bathrooms, ensuring comfort and privacy for all guests. The spacious and bright living room is distinguished by its characteristic exposed wooden beams and two elegant French windows leading to the balcony overlooking the lively square, ideal for relaxing or sunbathing.

The eat-in kitchen is fully equipped and ready to use. The property is easily accessible via the elevator, while the private parking space and cellar offer convenience and additional space.

A unique opportunity for those who want to live in the heart of the historic center, with all modern comforts and the beauty of an exclusive setting.

Desenzano is the capital of the lower Garda area, directly overlooking the lake. With its beautiful beaches, the old port, the pier, and elegant piazzas, it offers breathtaking views and picture-perfect scenery. Famous for its restaurants, elegant hotels, and entertainment venues, it enjoys a central and strategic location within northern Italy, convenient for all travel thanks to the nearby access points to the A4 motorway and the ring road connecting Brescia to Verona. It also enjoys excellent public transportation services: a train station, several bus lines, and ferries for navigation and connections across the lake.



Coldwell Banker, founded in 1906 in San Francisco, is one of the world's most renowned real estate networks, synonymous with reliability, excellence, and innovation in the global market for over a century. Appreciated by the most discerning clients for its quality service and widespread international presence, the brand now has over 3,300 locations and more than 100,000 agents in 44 countries, providing a direct connection between buyers and sellers around the world.

Coldwell Banker Real Estate is located in the historic heart of Desenzano del Garda, at Piazza Malvezzi 23, just steps from the old port. Our office perfectly embodies our philosophy: hospitality, elegance, and professionalism, in a place where supply and demand for exclusive properties meet. We specialize in selecting and promoting prestigious properties, offering a personalized, attentive, and confidential service, able to meet every need in the luxury real estate sector.

## Certification

**Energy Class:** A4

## Property Informations

**Address:** P.zza Malvezzi, 23

**Zip Code:** 25015

**Bedrooms:** 2

**Bathrooms:** 2

**Rooms:** 7

**State of Preservation:** Excellent

**Level:** 1

**Parking:** Uncovered Parking

**Lift:** Yes

**No Barriers:** Yes

**Age Construction:** 2022

**Current Status:** free upon deed

**Building Costs:** € 100

**Balconies:** Present, 7 sq.m

**Sea Distance:** 20 meter

**Kitchen:** Exposed Kitchen

## Features

Tv Antenna: Condominium

Tv SAT: Autonomous

Parquet

Wiring: By Law

Wooden Window Frames

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



