

# Terraced villa for Sale in Desenzano del Garda

## Rivoltella del Garda

**€ 550.000**  
**Ref. CBI119-2929-633**



### **104 sq.m | Bathrooms: 2 | Bedrooms: 3 | Rooms: 4**

New central villa a few steps from the lake - Desenzano del Garda

We offer a new centrally located villa currently under construction, featuring contemporary architecture, clean lines, and high-quality finishes.

The villa is spread over two levels. A private driveway leads to the entrance, which opens onto a spacious open-plan living area with an open-plan eat-in kitchen. The large sliding glass door provides direct access to the covered porch and private garden, ideal for enjoying the outdoors in every season.

The ground floor is completed by a bathroom with window and shower, a convenient closet and laundry room.

Upstairs, there's a double bedroom with a walk-in closet, a second double bedroom, and a large bathroom with a window and shower. There's the option of creating a third bedroom or study, depending on your needs.

#### Equipment and comfort

Above-ground garage directly connected to the home, with additional private parking space inside the property. Energy Class A4 - no gas. Photovoltaic system. Heat pump. Underfloor heating. Air conditioning and alarm system pre-installation. Low-emissivity triple-glazed windows. Energy-efficient LED lighting. Large-format floors and walls. Wall-hung sanitary ware and designer taps. At this stage, it is possible to customize the finishes and layout of the interior spaces, with the direct support of the construction company, to create a



tailor-made home, perfectly in line with your needs.

Desenzano del Garda is one of the most charming towns on the Brescia shore of Lake Garda. Lively and sophisticated, it combines the charm of a historic village with a cosmopolitan atmosphere, thanks to elegant boutiques, gourmet restaurants, and a picturesque harbor. Its beaches, enchanting views, and rich cultural offerings make it an ideal destination for those seeking beauty, relaxation, and quality of life in a unique setting.

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.

□ Contact us for more information or to schedule a visit!

## Certification

**Energy Class:** A4

## Property Informations

**Address:** VIA COSTANTINO IL GRANDE, 5

**Zip Code:** 25015

**Bedrooms:** 3

**Bathrooms:** 2

**Rooms:** 4

**State of Preservation:** Excellent

**Level:** Ground Floor

**Total Floor:** 2

**Parking:** Uncovered Parking

**No Barriers:** Yes

**Age Construction:** 2025

**Current Status:** free upon deed

**Terrace:** Present

**Garden:** Private

**Sea Distance:** 600 meter

**Kitchen:** Exposed Kitchen

**Box:** Single

## Features

Terrace

Tv Antenna: Autonomous

Closet

Air-Conditioned

Wiring: By Law

Sanitary Suspended

## 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



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