



# Commercial Property for Rent in Desenzano del Garda

## € 4.500

### Ref. CBI119-1337-651



#### 178 sq.m | Bathrooms: 1 | Rooms: 5

In the heart of the pedestrianized historic center of Desenzano del Garda, we offer for rent a prestigious commercial property, ideal for businesses seeking a combination of image, exclusivity, and maximum visibility.

The property extends over three levels above ground-the second, third, and fourth attic floors-connected internally by a dramatic exposed concrete staircase and served by a private elevator. The property also includes a secure room of approximately 20 square meters in the basement, ideal for storing valuables, a vault, or private storage.

Each floor has a gross floor area of approximately 60 square meters, with bright spaces thanks to the numerous windows on each level. On the ground floor, a 4 square meter window ensures visibility and a commercial presence directly on the pedestrian area.

The property is ideal for showrooms, boutiques, prestigious professional studios, law firms, or accountants, as well as jewelry-related businesses, consulting services, or exclusive services to the public.

The central location, in the city's most sought-after area, combined with the vertical distribution of space and the presence of an elevator, make this solution particularly distinctive and difficult to find on the Desenzano del Garda market.

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.

Coldwell Banker, founded in 1906 in San Francisco, is one of the world's most renowned real estate networks, synonymous with

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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:** G

## Property Informations

**Address:** piazza Malvezzi, 23

**Bathrooms:** 1

**Rooms:** 5

**State of Preservation:** Good

**Number Of Windows:** 1

**Building Costs:** € 100

## Features

Air-Conditioned

Fastweb Coverage

## 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

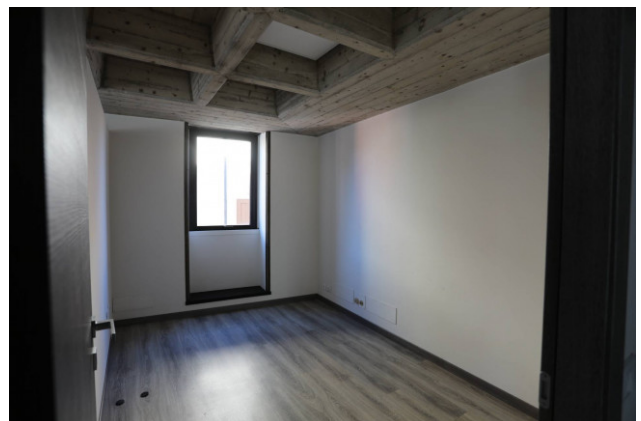
Shopping Centers

Municipal Offices



**Realoi**

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