Realroi
Piazza Malvezzi 23 - 25015 Desenzano del Garda
Phone number (+39) 030 4191413

Apartment for Sale in Desenzano del Garda
€ 800.000
Ref. CBI119-1337-680



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

Elegant four-room apartment for sale in Desenzano del Garda
In a quiet residential area, 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.

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	

Features

Terrace: 15 □	Tv Antenna: Condominium	Tv SAT: Condominium
Air-Conditioned	Telephone System	Wiring: By Law
Sanitary Suspended	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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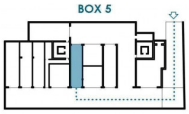
APT. 1
PIANO TERRA



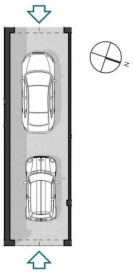
Appartamento 1	m²Sup.Lorda	% Incidenza	m²Sup.Comm.
Sup. Abitabile	120	100%	120
Porticati, Balconi, Logge	23	30%	6,9
Superficie di pertinenza esclusiva	130	10%	13
Superfici interne comuni (Vani scale)	80	10%	8
Autorimesse e cantine	62	50%	31
TOTALE m²	415		147,9



BOX 5



m²Sup.Lorda	% Incidenza	m²Sup.Comm
36	50%	18



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