



# 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.

Realroi



## 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

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

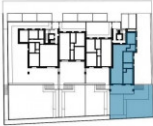
Shopping Centers

Municipal Offices





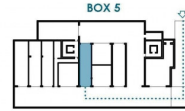
**APT. 1**  
**PIANO TERRA**



Appartamento 1	m <sup>2</sup> Sup.Lorda	% Incidenza	m <sup>2</sup> 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 <sup>2</sup>	415		147,9



**BOX 5**



m <sup>2</sup> Sup.Lorda	% Incidenza	m <sup>2</sup> Sup.Comm.
36	50%	18

