



Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3911415140 info@albahome.it www.albaluxury.it



## Flat Sale in Desenzano del Garda (BS) Via Michelangelo 162

### Penthouse in Desenzano del Garda

Wonderfully situated in Desenzano del Garda, this exclusive penthouse offers breathtaking views of Lake Garda. With an elegant and modern design, the penthouse features high-quality finishes and large windows that maximize the stunning panoramic views. The property boasts bright and welcoming spaces, including a private terrace overlooking the lake, creating a unique environment to enjoy unforgettable sunsets. An oasis of luxury and tranquility on the picturesque Lake Garda.

Previewing, we are excited to present an extraordinary PENTHOUSE apartment within a new residence with a pool, currently under construction. Positioned on the second floor and spread over two levels, this property offers exceptional dimensions and a unique living experience.

The apartment, arranged on a single level, features a spacious living area overlooking the first balcony, a customizable kitchen according to individual tastes, also with a view of another balcony, and three master suites, each with a private bathroom. The upper level, accessible via a private internal staircase, opens to a charming attic overlooking a magnificent panoramic terrace of over 150 sqm. This exclusive space is ideal for hosting a private Jacuzzi and also features another covered balcony.

The residence, comprising a total of 27 apartments, offers a pleasant pool with a spacious sunbathing area and generous private outdoor spaces. The project stands out for its modern design and attention to contemporary aesthetic and energy needs. Advanced technology serves the residents' comfort, with a particular focus on well-being and an eco-friendly approach highlighted by the installation of a micro-cogeneration plant. This plant produces heat for sanitary water and contributes to generating part of the electricity needed for the residence.

Elegant, refined, and extremely comfortable, these apartments are the ideal choice, both as a primary residence and as an investment, for those seeking a central location in a prestigious and contemporary design environment. The construction is expected to be completed by the end of 2024.

INFORMATION		NUMBER		SQUARE METERS	
Ref.	Lago di Garda	Rooms	4	Commercial	364
Type	Sale	Bedrooms	3	Garden	
Category	Flat	Bathrooms	3	Cellar	
Price	1,784,000.00	Balconies + Terraces	2	Balconies + Terraces	207.6
Annual Expense		Floor	2	Attic	
Year	2024	Car Space		Tavern	
Energetic Class	A4	Box	2	Box	



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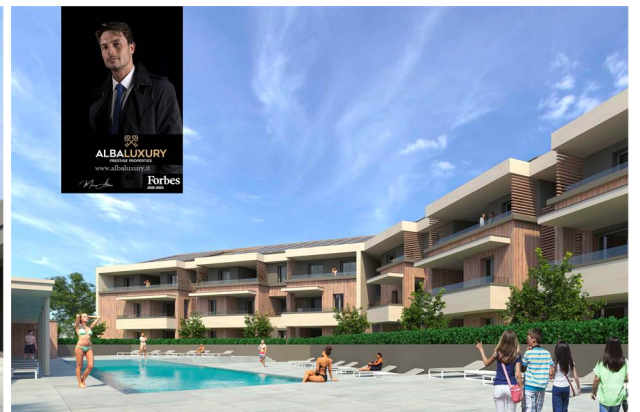
## FEATURES

Property Conditions	Perfect Conditions	Rank	Elegant	Position	Lake
View	Open View	Orientation	North West South East	Free Sides	4
Garden	Common	Furniture	Possibility	Type living	Living room
Kitchen	Eat-In Kitchen	Heating	Independent	Heating Type	Boiler
Type of heating system	Floor heating	Energy source	Gas	Hot Water	Independent
Cooling	Split	Fixtures	PVC double glazed	Doors	Excellent
Blind	PVC Blinds	Floors Living Room	Parquet	Floors Bedrooms	Parquet
Floors Kitchen	Parquet	Floors Bathroom	Ceramic	Access for disabled	No barrier

## ACCESSORIES

Antitheft	Air conditioning	Lift	Chimney flue	Electric gate
Double glazing	Swimming pool	Video intercom	Video surveillance	Flyscreens

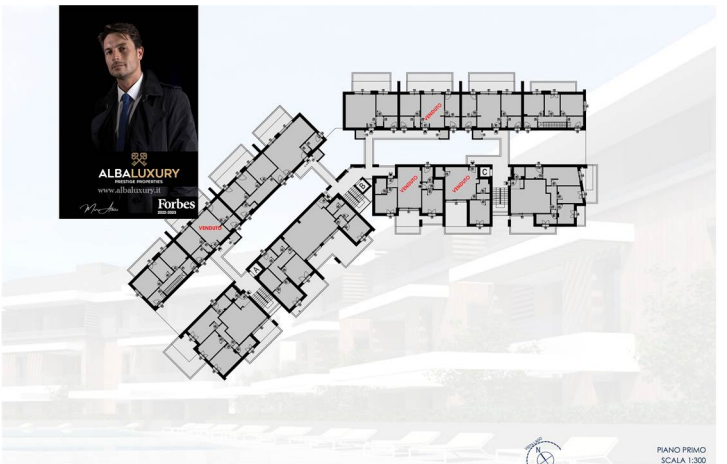
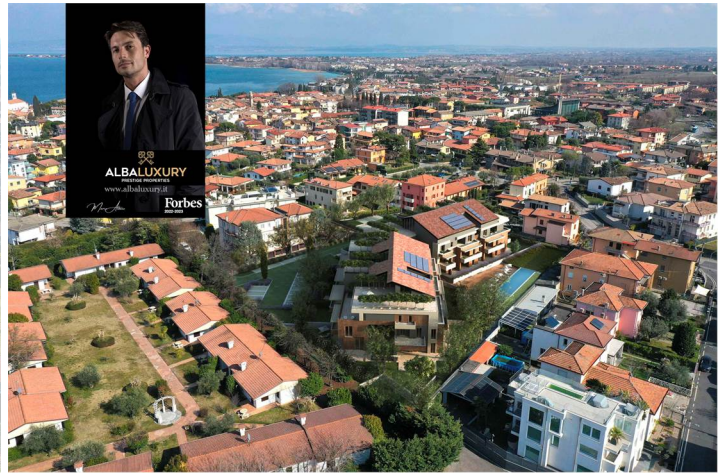
## IMAGES







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