

Desenzano Del Garda – Gardasee

# Modern Penthouse Apartment with large private Roof Terrace close to the Lake

Número da propriedade: IT244921261



[www.von-poll.it](http://www.von-poll.it)

PREÇO DE COMPRA: 597.000 EUR • ÁREA: ca. 90 m<sup>2</sup> • QUARTOS: 3

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## Numa vista geral

Número da propriedade	IT244921261
Área	ca. 90 m <sup>2</sup>
Disponibilidade	consoante marcação de visita
Piso	2
Quartos	3
Quartos	2
Casas de banho	2
Ano de construção	2022
Tipo de estacionamento	1 x Garagem

Preço de compra	597.000 EUR
Apartamento	Piso
Comissão para arrendatários	Subject to commission
Área total	ca. 150 m <sup>2</sup>
Área útil	ca. 90 m <sup>2</sup>
Móveis	Terraço, Piscina

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## Dados energéticos

Sistemas de aquecimento	Aquecimento por chão radiante	Certificado Energético	Consumo energético final
Fonte de Energia	Bomba de calor ar-água	Procura final de energia	72.82 kWh/m <sup>2</sup> a
Certificado Energético válido até	01.01.2032	Classificação energética	A+
Aquecimento	Bomba de calor ar-água		

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## O imóvel



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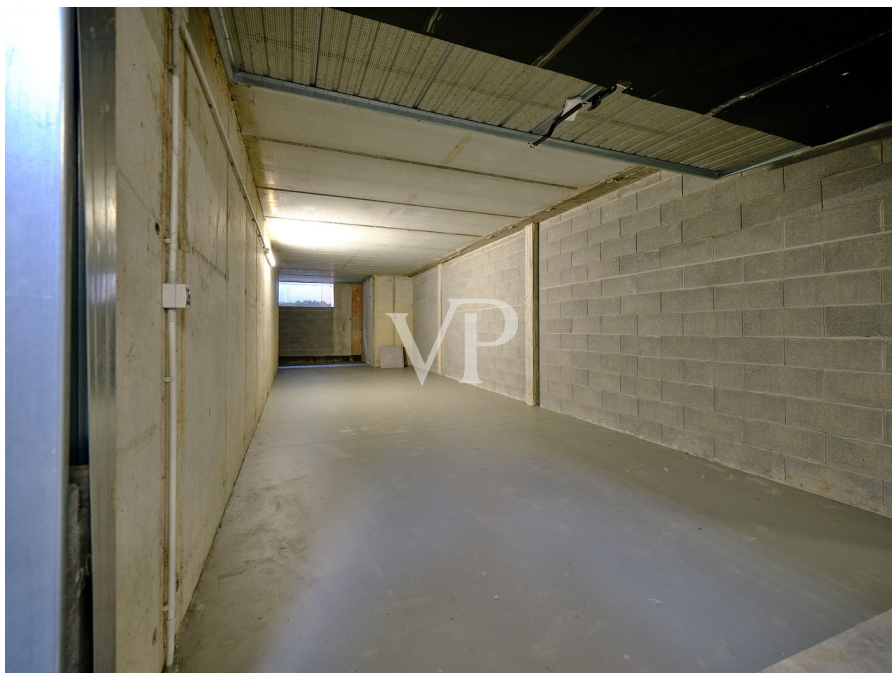
## O imóvel





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## Uma primeira impressão

Experience high-quality living in this modern Penthouse apartment in an attractive and newly built residence close to the lake in Rivoltella. This as-new Apartment offers maximum living comfort and impresses with its spacious outdoor areas, huge pool and excellent location. The apartment has a spacious living room with an open kitchen and access to the loggia, ideal for sociable evenings and relaxing hours. The master bedroom has its own en-suite bathroom, while a second bedroom and a further bathroom offer additional comfort. A further balcony with adjoining storage room and an atrium, from which a staircase leads to the spacious roof terrace, complete the space on offer. On the roof terrace you can enjoy a partial view of the lake and the surrounding natural landscape, which invites you to relax and linger. There is also the option of installing a whirlpool on the private roof terrace. The apartment was realized in energy class A3 and is equipped with the latest technologies. This includes underfloor heating, air conditioning in all living and sleeping areas, a photovoltaic system and automatic ventilation. Electric shutters and an elevator provide additional comfort and security. The apartment has a large garage with space for two cars and additional storage space, which is included in the purchase price. This not only provides security for your vehicles, but also additional storage space for your personal belongings. All important services are available in the immediate vicinity. A beach can be reached on foot in just 10 minutes, and the lake is only 200 meters away as the crow flies. The 4% VAT as a primary residence or 10% VAT as a secondary residence on the purchase price is not due for this flat. The flat was sold by the property developer to a private person who is now selling as a private person. This penthouse apartment is the perfect choice for anyone who appreciates modern comfort, generous outdoor space and a prime location. Whether as a main residence or as a vacation home, this property offers you everything you could wish for. Arrange a viewing today and see this exceptional apartment for yourself!

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## Tudo sobre a localização

Desenzano del Garda: a jewel on Lake Garda Desenzano del Garda, a picturesque town on the south-western shore of Lake Garda, is a popular destination for tourists and locals alike. With its rich history, lively center and breathtaking views of the lake, Desenzano offers a perfect blend of culture, relaxation and adventure. Charming old town and lively hustle and bustle The heart of Desenzano is the charming old town, with its narrow streets, historic buildings and cozy squares. Here you will find a variety of cafés, restaurants and boutiques that invite you to stroll and linger. The lively weekly market, which takes place every Tuesday, is a highlight that attracts both locals and visitors. Cultural highlights and sights Cultural highlights include the impressive castle of Desenzano, from where you have a fantastic view over the town and the lake, and the Roman mosaic in the Villa Romana museum. The numerous churches and historical sites bear witness to the town's rich history. Nature and relaxation Lake Garda itself is of course the biggest attraction. Desenzano offers several beaches and promenades for swimming, sunbathing and strolling. The nearby hills and vineyards are ideal for hiking and cycling tours and offer beautiful panoramas. Rivoltella: a hidden paradise The Rivoltella district, where your apartment is located, is a quiet and charming part of Desenzano. Known for its relaxed atmosphere and beautiful beaches, Rivoltella is an ideal location for those who appreciate both the proximity to the lively center of Desenzano and the peace and quiet of a tranquil setting. Beaches and natural landscapes Rivoltella offers some of the most beautiful beaches in the Desenzano area, with crystal-clear water and well-tended sunbathing areas. The Lido di Rivoltella is particularly popular with families and water sports enthusiasts. The lakeside promenade invites you to take long walks and enjoy the beauty of Lake Garda to the full. Culinary delights and local specialties The restaurants and trattorias in Rivoltella offer a delicious selection of local specialties. From fresh fish dishes from Lake Garda to traditional Italian pasta and pizza dishes - every gourmet will find something to their taste here. A place to feel good Rivoltella is a perfect starting point for discovering the many attractions around Lake Garda. At the same time, it offers a quiet retreat away from the hustle and bustle of the larger towns. The friendly community and picturesque surroundings make Rivoltella a special place that is very popular with tourists and locals alike.

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## Pessoa de contacto

Para mais informações, queira contactar a sua pessoa de contacto:

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