Immobiliare Peschiera Srls
Via Venezia nr. 5 - 37019 Peschiera del Garda
Phone number +390458130930 Fax 0458130932

# Apartment for sale in Desenzano del Garda
# Rivoltella del Garda
# € 470.000
## Ref. P 26.85 A



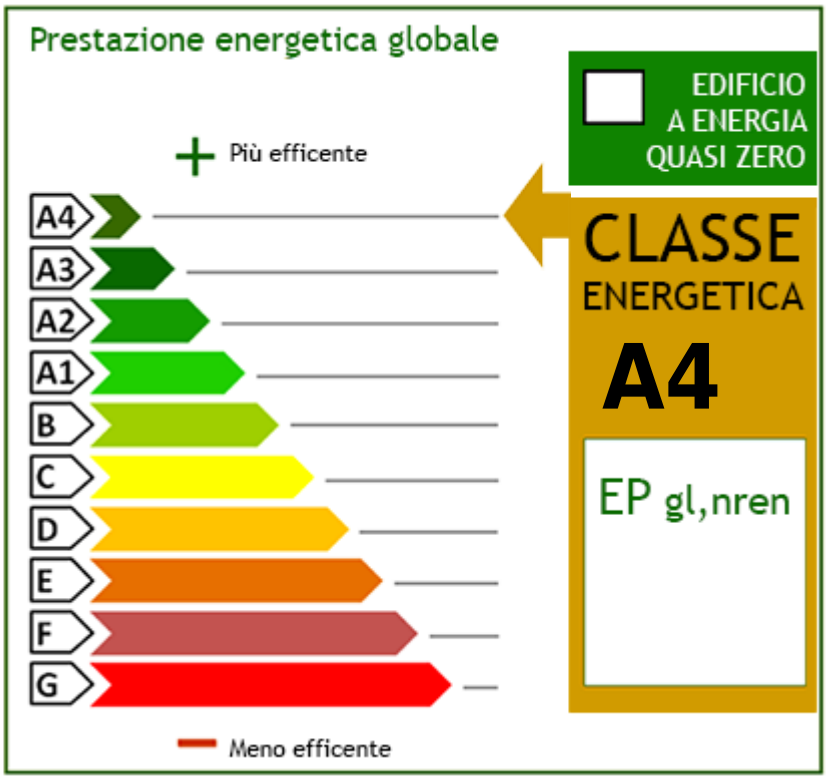
## 112 sq.m | Bathrooms: 1 | Bedrooms: 2 | Rooms: 4

In Rivoltella, a hamlet of Desenzano del Garda immersed in a picturesque setting among vineyards, we offer a new two-level apartment with a garden and private garage. The property, designed for comfort and functionality, is spread across two well-arranged levels. On the ground floor, a private entrance leads through a lovely porch, ideal for enjoying relaxing al fresco. From here, you enter a spacious living room with an open-plan kitchen, a bright and welcoming space thanks to a large window that provides direct access to the approximately 70 square meter private garden. Also on the ground floor, a practical hallway leads to a utility room and the single garage, convenient for parking and offering direct access to the house. Going upstairs, the sleeping area unfolds, designed to offer tranquility and privacy. It includes a double bedroom with balcony access, a twin bedroom, a bathroom with window, a hallway, and a heated and tiled attic. The apartment will be equipped with innovative, high-quality systems. The independent heating system will utilize a heat pump, ensuring energy efficiency and living comfort in a compact and elegant design. For summer cooling, internal split-unit air conditioning units will be installed, ensuring a consistently pleasantly cool environment. The exterior windows and doors will be made of PVC for optimal thermal and acoustic insulation, while electric, retractable blackout shutters will offer additional convenience. The garage doors will be automatic and sectional, while each apartment will have video intercom systems, centralized satellite TV, and telephones, for a state-of-the-art and complete living experience. This housing solution stands out for its attention to detail and the functionality of its spaces, perfectly meeting the needs of those seeking a modern, comfortable home surrounded by greenery. Delivery is scheduled for spring 2027. Don't hesitate to contact us for more information about this new duplex apartment in Desenzano del Garda, Rivoltella district. Mortgage options available at favorable terms. Our advice will help you identify the best product at the most

advantageous financial conditions. Contact us or email us for a free consultation.

## Property Informations

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| **Address**: Via Colli Storici | **Zip Code**: 25015 |
| **Bedrooms**: 2 | **Bathrooms**: 1 |
| **Rooms**: 4 | **State of Preservation**: Excellent |
| **Level**: On two-levels | **Total Floor**: 2 |
| **Heating**: Heating | **Age Construction**: 2026 |
| **Balconies**: Present, 15 sq.m | **Garden**: Private, 72 sq.m |
| **Kitchen**: Exposed Kitchen | **Box**: Single, 16 sq.m |





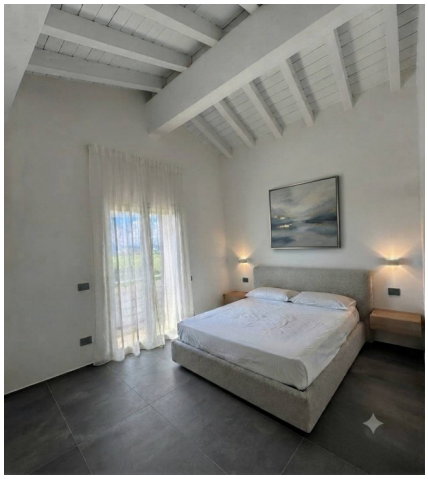


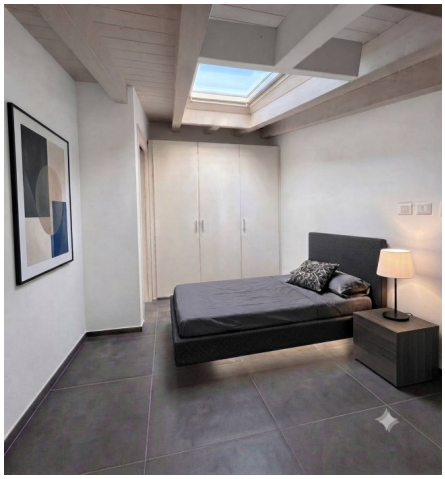








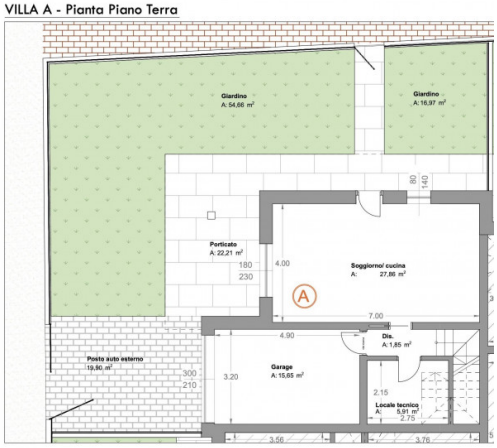




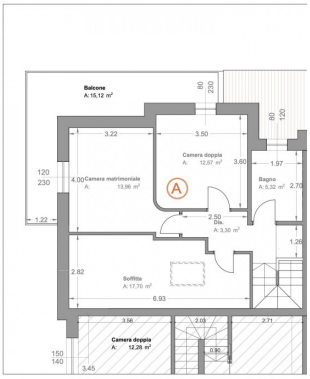
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VILLA A - Pianta Piano Terra




VILLA A - Pianta Piano Primo




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