



## Elegant three-room apartment with large terrace in residence with pool

### Στοιχεία μεσίτη

Όνομα:	ArKadia
Όνομα εταιρείας:	
Χώρα:	United Kingdom
Τηλέφωνο:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 457,660.36

### Τοποθεσία

Χώρα:	Italy
Νομός/Περιοχή/Επαρχία:	Lombardy
Πόλη:	Desenzano del Garda
Δημοσιεύθηκε:	24/03/2026

#### Περιγραφή:

Within a recently built residential complex with swimming pool, surrounded by well-maintained green areas and located just a few minutes' walk from the lake, we offer for sale a refined apartment set on the first and top floor, featuring bright interiors, well-designed living spaces and contemporary finishes.

The property is part of a high-quality residential development characterised by Mediterranean-inspired architecture reinterpreted in a modern key, where materials, colours and geometries blend harmoniously with the surrounding landscape. The residence benefits from generous communal green areas, internal pedestrian pathways, relaxation zones and an attractive pool area with solarium, ideal for enjoying the summer season in total comfort, whether as a primary residence or a holiday home.

The living area unfolds into a bright open-plan lounge with kitchen, enhanced by elegant exposed wooden beams that add warmth and character to the space. The ceiling height and roof configuration create a pleasant sense of volume and architectural movement. From here, there is direct access to the spacious liveable terrace, the true highlight of the property, perfect for outdoor dining, summer evenings or simply relaxing in a peaceful setting.

The sleeping area comprises a generously sized master bedroom with access to a private balcony, as well as a second bedroom, ideal as a guest room, children's room, study or smart-working space. The bathroom is modern and functional, finished with contemporary materials and neutral tones that allow for easy personalisation.



The internal layout, characterised by an articulated and non-conventional floor plan, ensures a natural separation between living and sleeping areas, enhancing privacy and overall living comfort while giving the property a distinctive architectural identity.

The property is further complemented by a private garage in the basement, conveniently accessible via lift, a highly valuable feature in a setting such as Lake Garda. The residence also stands out for the excellent maintenance of its communal areas and the care dedicated to its landscaped grounds, elements that contribute to preserving the long-term value of the investment.

This property offers great versatility, making it suitable both as a primary residence and as an elegant holiday home or rental investment, combining comfort, quality of living and strong potential for future appreciation. Its strategic location, proximity to amenities and easy access to the main destinations around the lake, together with the overall construction quality, make this an especially appealing opportunity from multiple perspectives.

An ideal solution for those seeking a move-in ready home set within a modern, orderly environment perfectly integrated into the Lake Garda landscape.

## Amenities

The apartment, recently built, stands out for its high construction quality and modern technical systems designed to ensure energy efficiency and optimal living comfort. The property is entirely gas-free and equipped with a heat pump system providing both winter heating and summer cooling throughout all rooms, allowing for efficient energy management and a consistently comfortable indoor environment year-round.

From an energy performance perspective, the unit is classified in energy class A2, reflecting careful design and attention to both building envelope performance and system efficiency. The window frames are made of wood with double glazing, a solution that enhances both thermal and acoustic insulation while maintaining a warm and refined aesthetic in harmony with the residential setting.

The technical systems ensure uniform comfort in every room thanks to the presence of heating and cooling distributed throughout the entire apartment, making the property ideal both as a primary residence and as a holiday home, with optimal usability of the spaces in every season.

The building is served by a lift that conveniently connects all levels of the complex down to the basement, where the private garage is located. The presence of the garage represents a significant added value both in terms of daily practicality and long-term investment appeal.

The residence is also equipped with a satellite TV system providing access to major international channels, as well as an elegant communal swimming pool area with a spacious sun deck, conceived as a true outdoor relaxation space. Carefully maintained and harmoniously integrated into the landscaped surroundings of the complex, the pool area represents a distinctive feature of the property, ideal for enjoying moments of wellbeing, social interaction and leisure during the summer season.



## Location

The property enjoys a particularly strategic location within the municipality of Sirmione, set in a quiet, well-maintained and organised residential context, just a short distance from the lake and conveniently connected to the main local amenities. This setting allows residents to fully experience the lifestyle of the southern Lake Garda area, with easy access to beaches, lakeside promenades, cycling paths, traditional restaurants, beach clubs and everyday services.

The area offers an ideal balance between tranquillity and practicality, ensuring a high quality of life thanks to its green and private surroundings, while also allowing quick access to the main towns of the lower Garda region. Sirmione's historic centre, renowned for its thermal spa facilities and the iconic Scaliger Castle, can be reached within just a few minutes.

The location is further enhanced by its excellent transport connections: the Sirmione motorway exit provides fast access to the A4 Milan–Venice motorway, facilitating travel towards Verona, Brescia and the main economic hubs of Northern Italy. The area is also well served by rail connections, thanks to the proximity of Desenzano del Garda and Peschiera del Garda train stations, both easily reachable and connected by high-speed and regional services.

The surrounding territory is also well known for the prestigious Lugana wine area, internationally appreciated and contributing to the strong gastronomic and tourism appeal of the region. This aspect, together with the quality of the landscape and the vibrancy of local activities, further enhances both the living experience and the long-term investment potential of the property.

The location is therefore ideal both for year-round living and as a holiday home, offering a perfect combination of relaxation, accessibility and proximity to the main attractions of the Lake Garda area.

### **Κοινά**

Κρεβατοκάμαρες:	2
Μπάνια:	1
Τελειωμένα τετραγωνικά πόδια:	72 τ.μ
Floor Number:	1

### **Room details**

Total rooms:	3
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### **Energy efficiency**

Energy Use (kWh/m <sup>2</sup> /year):	2
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### **Lease terms**

Date Available:

### **Επιπλέον πληροφορίες**



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## **Contact information**

IMLIX ID:

sv-6544

