



## Gorgeous penthouse with solarium

### Info Agente

Nombre:	ArKadia
Nombre empresa:	
País:	Reino Unido
Teléfono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 783,827.58

### Ubicación

País:	Italia
Estado/Región/Provincia:	Lombardía
Ciudad:	Desenzano del Garda
Publicado:	10/04/2026

### Descripción:

Welcome to Katya Resort, an exclusive contemporary retreat in a prime location between Desenzano del Garda and the renowned Sirmione, a perfect synthesis of residential tranquility and lively Garda life, where modern design, energy efficiency and relaxation come together in a perfect union. This apartment is located on the second and top floor of an elegant complex with swimming pool, designed for those seeking the highest quality of living without sacrificing proximity to the lake and services. Every corner has been conceived to offer a living experience that goes beyond simple living: fine materials and well-distributed spaces, designed to create living areas that immediately convey a sense of welcome, comfort and practicality, emphasizing the care with which the apartment has been finished. There is an exclusive atmosphere here, with views that enchant and a residential context that conveys quiet and security.

Crossing the threshold, we are greeted by a bright open-plan living area that extends outward thanks to large windows, creating a continuum between indoors and outdoors. The living room opens onto a lovely little terrace, perfect for an outdoor breakfast or moments of relaxation. A convenient internal staircase then leads to a large exclusive solarium, where you can sunbathe, organize convivial evenings or simply enjoy the view. This space lends itself to being furnished with lounge areas or tables for outdoor dining and, if desired, can also accommodate a panoramic jacuzzi, thus becoming an authentic wellness corner.

The sleeping area consists of two bedrooms, both of which are spacious, bright and perfect for ensuring maximum comfort for the family. The master bedroom is graced with a private balcony and an elegant en-suite bathroom. The second bedroom, equally spacious, is ideal for children, guests or as a study. Separately, a second bathroom, practical and tastefully finished, serves the entire apartment.



To complete this proposal, in the basement we find a large double garage, which can comfortably accommodate two cars and additional space for bicycles or sports equipment, with the possibility of installing wallboxes for electric charging. This apartment represents the ideal choice for those looking for a prestigious vacation home or a main residence in a well-kept and elegant context, a few steps from Lake Garda, capable of giving emotions every day.

## Amenities

This home is built with state-of-the-art techniques and stands out for its high construction quality: it falls within the NZEB (Nearly Zero Energy Building) class, boasting an earthquake-proof structure and an exterior coat that ensure excellent thermo-acoustic performance, maximizing energy savings and interior well-being. The floors are made of first-rate porcelain tiles that extend harmoniously throughout the rooms, while the bathrooms, finished with great attention to design, mount suspended sanitary ware and modern shower trays, complemented by glass enclosures that add a touch of elegance. The heating is low-temperature underfloor heating, ideal for ensuring even heat in winter and maintaining climatic harmony in the milder months, supported by a photovoltaic condominium system that contributes concretely to reducing utility bills. Wooden windows and doors with argon gas-filled low-emissivity double glazing offer insulation and security, along with aluminum shutters. Armored front door, designer laminate interior doors, and already installed air conditioning splits complete the amenities. Outside, a beautiful double pool stands out: a large main pool dedicated to adults and a lower, safer area perfect for children. This well-designed space offers moments of relaxation and recreation for the whole family, becoming a true meeting point on sunny days. Details such as provision for advanced smart home systems and the ability to recharge electric vehicles complete a thoroughly modern picture. This set of features makes the home not only aesthetically impeccable, but above all practical and functional for living everyday life with a very high standard of comfort, safety and sustainability, ensuring lasting value and living pleasure that is difficult to match.

## Location

Katya Resort is located in one of the most popular resorts on Lake Garda, a short distance from the well-equipped beaches, the picturesque lakefront and the lively squares of the historic center. Here you can experience the vacation you've always dreamed of every day: sunset strolls through the lively streets, typical markets, aperitifs in the lakeside bars, and unforgettable dinners in the many restaurants offering local specialties. In the evening, the village lights up and fills with music and smiles, providing a unique atmosphere that envelops inhabitants and visitors alike.

In addition to the beauty of the lake, the area offers verdant hills, bicycle paths and scenic trails that allow you to immerse yourself in nature and discover hidden corners of extraordinary charm. The location is really strategic: in addition to the proximity to the main services such as supermarkets, pharmacies, schools and boutiques, you are conveniently connected to the communication routes that allow you to reach in a few minutes Sirmione, Peschiera, the renowned amusement and theme parks in the area, as well as the art cities of Verona and Brescia, rich in history and culture. Major highways and the train station facilitate quick travel to all destinations in northern Italy, perfect for those who travel often or want to have everything at their fingertips.



Whether you want to live there permanently, taking advantage of the quality of life that this area offers every day, or use it as an exclusive vacation home for your summers on the lake, this solution represents a solid and long-lasting investment, in an elegant and constantly evolving context, capable of guaranteeing not only an excellent quality of living but also an asset value destined to grow over time.

## Común

Dormitorios:	2
Baños:	2
Pies cuadrados terminados:	146 m2
Floor Number:	1

## Room details

Total rooms:	3
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## Energy efficiency

Energy Use (kWh/m <sup>2</sup> /year):	3
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## Lease terms

Date Available:

## Información adicional

URL sitio web: [http://www.arkadia.com/WLCC-T2610/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/WLCC-T2610/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

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