



## New Independent Residences in Rivoltella: Design and Privacy 2 Steps from the Lake

### Agent Info

Naam:	ArKadia
Bedrijfsnaam:	
Mistlampen:	United Kingdom
Telefoon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 610,213.81

### Locatie

Aanbevolen Auto Onderdelen:	Italy
Staat/Regio/Pronvincie:	Lombardy
Plaats:	Desenzano del Garda
Geplaatst:	01-04-2026
Omschrijving:	

Looking for the perfect balance between contemporary design and sustainability?

In the heart of Rivoltella di Desenzano, just a breath away from the lake and within an exclusive complex of only 4 units, we propose two fully independent sky-ground apartments, designed to offer maximum privacy without condominium expenses and with independent entrances.

Your New Home on Two Levels:

**Living Area (Ground Floor):** A large living area flooded with natural light thanks to the large windows, with open kitchen and direct access to the porch and private garden - the ideal space for your outdoor summer dinners, bathroom, laundry area, garage with access to the living area through the hallway.

**Night Area (First Floor):** Two spacious bedrooms, a large walk-in closet, windowed master bathroom and two livable terraces for your relaxing moments.

**Comfort and Amenities:** Each unit has an above-ground garage connected directly to the dwelling, laundry/storage room and an additional private parking space.

**Technology and Savings (Energy Class A4):**

Live the future with a "Gas Free" home, powered exclusively by electricity:



State-of-the-art photovoltaic system and heat pump.

Underfloor heating and provision for air conditioning and burglar alarm.

Windows with low-emissivity double glazing and motorized shutters.

Maximum thermal-acoustic insulation (external coat and high-end materials).

Solutions Available and Prices:

Both apartments are fully independent and offer the possibility to customize the interior finishes to reflect your unique style.

Apartment No. 2: Proposed at 520,000 €.

Apartment No. 3: Proposed at 530,000 €.

Planned delivery: June 2026.

Possibility of on-site inspection to view the project and construction quality.

Contact us: DV-603

About the area: Desenzano del Garda is today a lively town of about 29,000 inhabitants located at the southwest end of Lake Garda.

At the center of a wide gulf bordered to the west by the rise of Monte Baldo and to the east by the Sirmione peninsula, it is in a privileged geographical position from which one can admire the most beautiful European lake at its greatest extent.

Privileged also by having all the major communication routes at hand, from the train station, ring road, highway toll booth.. This is to make it as easy as possible to reach this charming town.

## **Algemeen**

Slaapkamers:	2
Badkamers:	2
Afgewerkte vierkante meter:	105 m <sup>2</sup>
Lot Afmeting:	26 m <sup>2</sup>
Floor Number:	2

## **Room details**

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



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Energy Use (kWh/m<sup>2</sup>/year): 4

## **Lease terms**

Date Available:

## **Additionele informatie**

Website URL: [http://www.arkadia.com/WLCC-T2590/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/WLCC-T2590/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID: dv-603

