



## Iconic and modern four-bedroom ground floor apartment with private garden

### 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 973,995.12

### Locatie

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

In the beautiful setting of Lake Garda, GardaHaus is pleased to present a residence that redefines the canons of contemporary luxury. In an iconic architectural complex of only 20 units, characterized by a refined interplay of volumes, wooden essences and large windows, stands Lodging 6: a spacious four-bedroom apartment of about 160 sqm commercial, characterized by generous spaces and an excellent distribution of volumes.

The Exclusivity of the Rooftop: The complex, limited to only 20 units, guarantees a quiet and private living context. The added value is the panoramic communal pool on the rooftop, an atmospheric lounge area designed to relax while admiring the lake profile from a privileged position.

The apartment, located on the mezzanine floor, covers an interior area of more than 137 square meters and includes a bright 38-square-meter living room with an open kitchen, directly connected to a 14-square-meter covered loggia and private garden. Three real double bedrooms (14 to 16 sqm) make up the sleeping area, of which the master room enjoys its own private 10 sqm loggia.

The apartment is completed by two windowed bathrooms and a convenient closable hallway with laundry corner.

The apartment is surrounded by livable outdoor spaces that extend its square footage: two covered loggias for a total of 27 sqm, ideal for furnishing a dining area and an outdoor living room, leading to a private garden of 75 sqm. A private green space where you can enjoy maximum privacy.



The construction, designed in Class A, integrates the most advanced energy-saving technologies. The use of high-performance insulation materials, heat pump systems and photovoltaic integration guarantee excellent thermal comfort and a drastic reduction in consumption.

With delivery scheduled for late 2027, the property offers the advantage of being able to custom sew the house. It will be possible to customize the distribution of interior spaces and choose every aesthetic detail- from floors to wall coverings-drawing from a high-end specification.

This solution is perfect both as a main residence, thanks to its three double bedrooms and generous interior square footage, and as a prestigious vacation home. It represents the ideal choice for those seeking the independence of a private garden and the modernity of a state-of-the-art architectural context, without sacrificing the convenience of services and proximity to the lake.

Images are for illustrative purposes only and do not constitute a contractual element. We invite you to our offices to learn more about the project, consult the technical specifications and view the floor plans.

Code: DV-697

## **Algemeen**

Slaapkamers:	3
Badkamers:	2
Afgewerkte vierkante meter:	159 m <sup>2</sup>
Lot Afmeting:	75 m <sup>2</sup>
Floor Number:	1

## **Room details**

Total rooms:	4
--------------	---

## **Energy efficiency**

Energy Use (kWh/m <sup>2</sup> /year):	3
--	---

## **Lease terms**

Date Available:

## **Additionele informatie**

Website URL:	<a href="http://www.arkadia.com/WLCC-T2596/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/WLCC-T2596/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
--------------	---

## **Contact information**

IMLIX ID:	dv-697
-----------	--------



IMLIX

**IMLIX Vastgoedmarkt**  
<https://www.imlix.com/nl/>

---

