



## Contemporary three-room apartment with private garden and pool



### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale

#### Location

Country: Italy  
State/Region/Province: Lombardy  
City: Desenzano del Garda  
Posted: Jul 23, 2025

#### Description:

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.

## Common

Bedrooms:	2
Bathrooms:	2
Finished sq. ft.:	150 sq m
Floor Number:	1

## Room details

Total rooms:	3
--------------	---

## Energy efficiency

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

## Lease terms

Date Available:

## Additional information

Website URL:	<a href="http://www.arkadia.com/WLCC-T2250/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/WLCC-T2250/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
--------------	---

## Contact information

IMLIX ID:	sv-6456
-----------	---------

