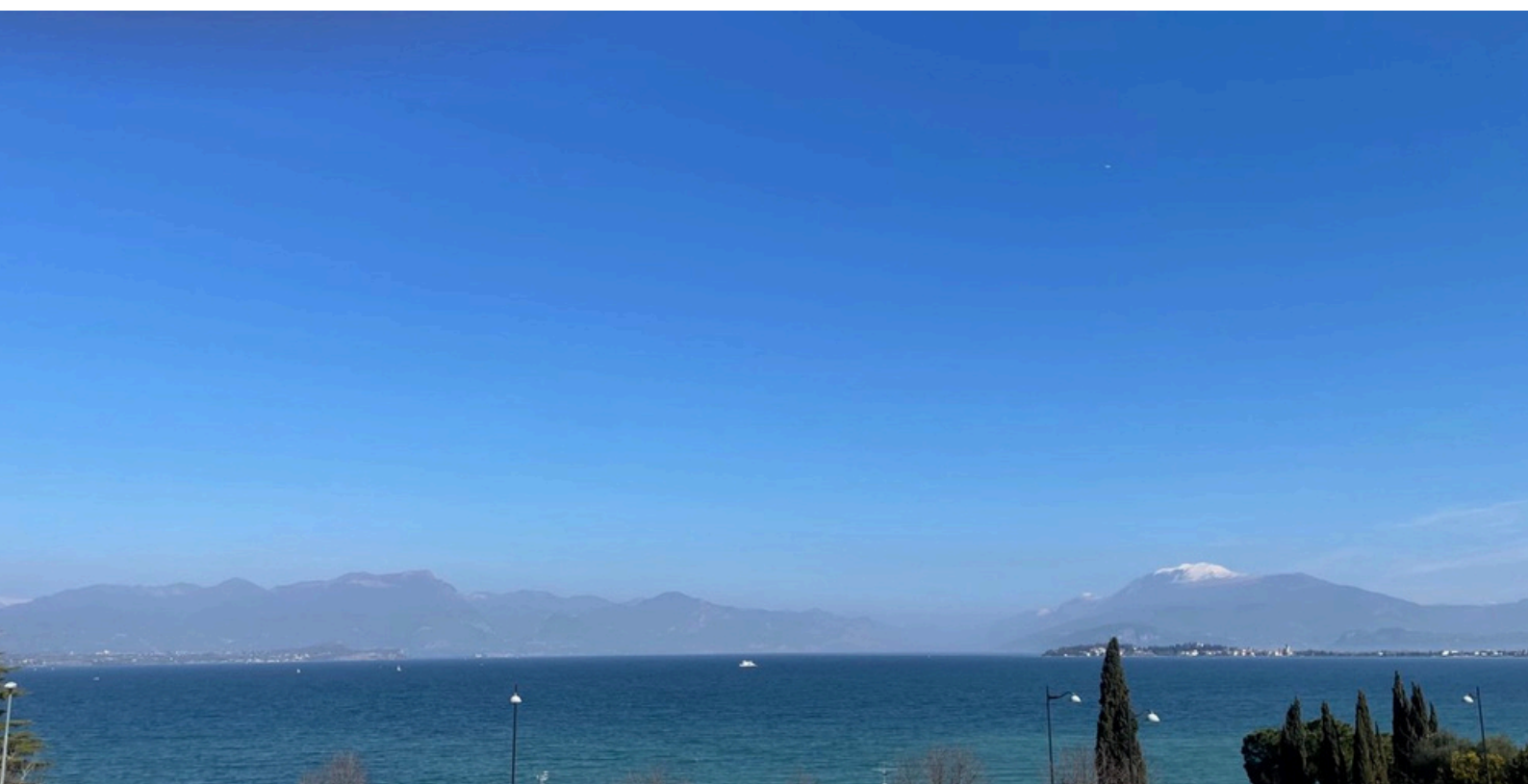


ATTIC IN DESENZANO

Rivoltella del Garda (BS)



BASIC SPECIFICATIONS

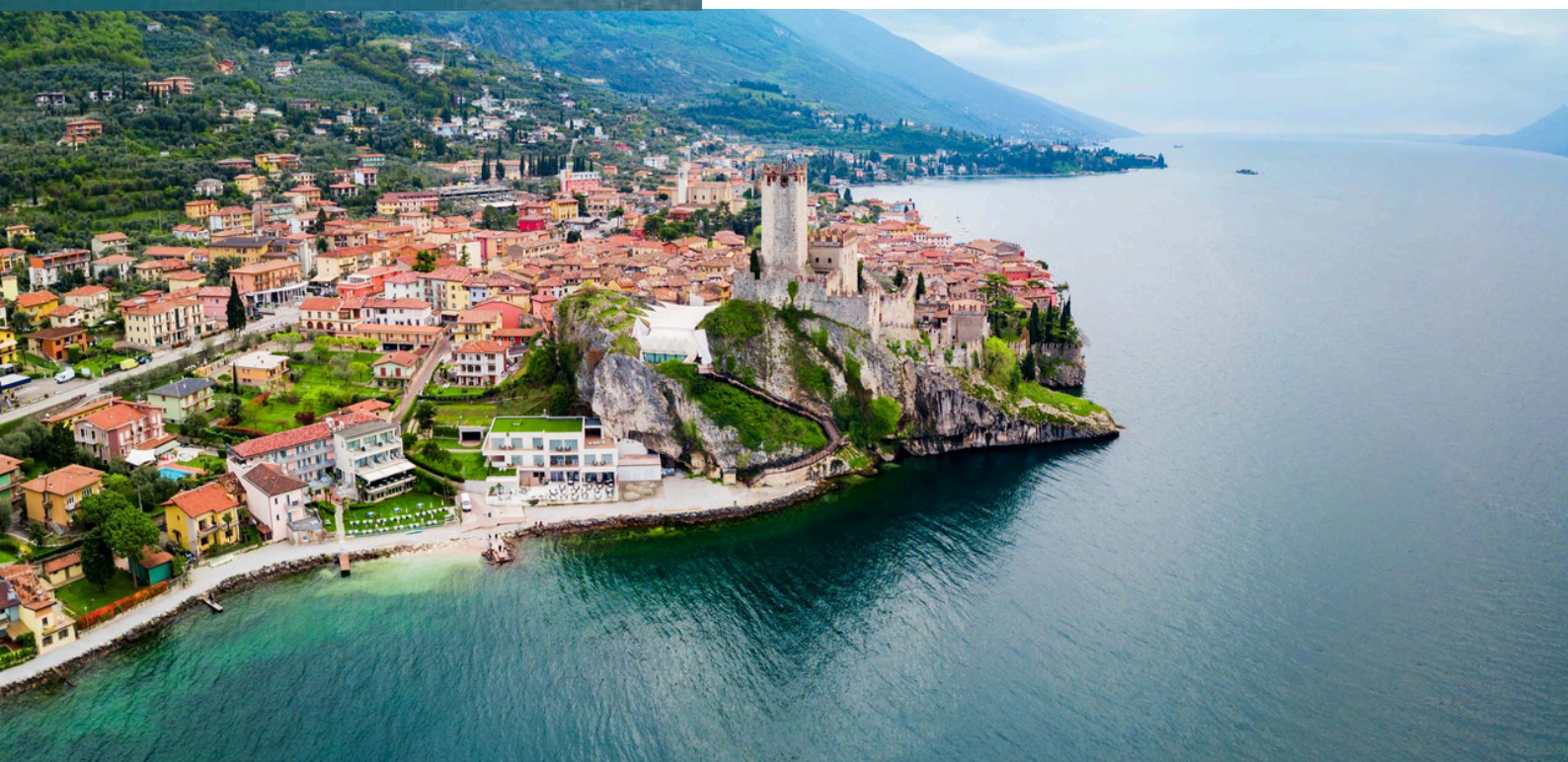


INTRODUCTION



The penthouse is located in Rivoltella del Garda, a renowned hamlet of the municipality of Desenzano del Garda, in the province of Brescia, in the beautiful setting of Lake Garda. The location is of absolute value, a few steps from the shores of the lake and surrounded by a quiet and reserved residential context, enhanced by the presence of parks and pedestrian paths.

The property boasts a large surface area, with wisely distributed spaces, as well as a panoramic terrace offering an evocative view of the lake and the surrounding hilly landscapes.



THE ENTRANCE



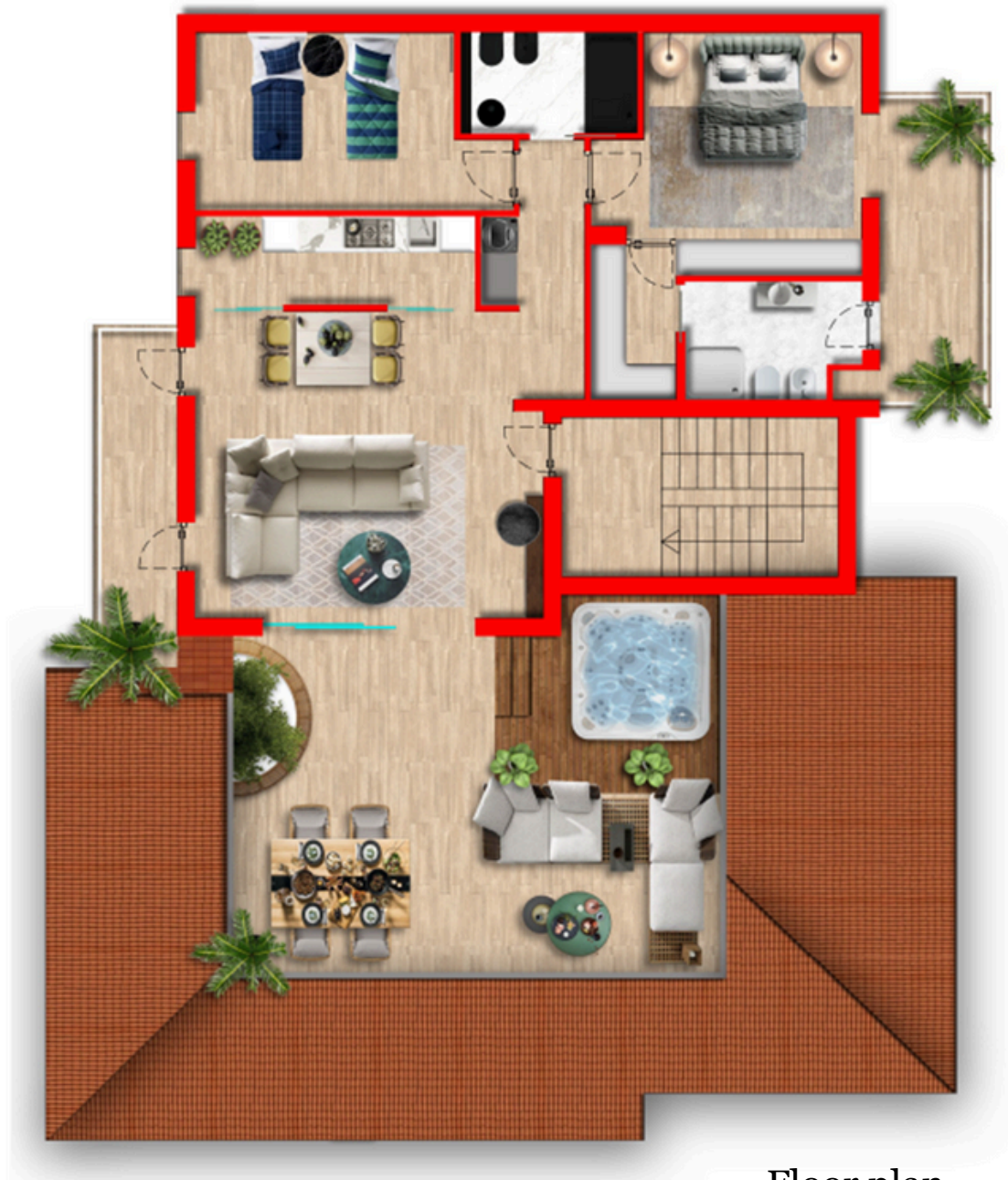
The unit is located on the top floor of an elegant building of recent construction, characterized by modern lines and high-quality finishes.

Access to the property is via a common entrance, served by wide condominium stairs designed to ensure comfort and sophistication.

At the entrance to the complex there is a well-kept common green area, enhanced by native essences, which contributes to a welcoming and harmonious environment.



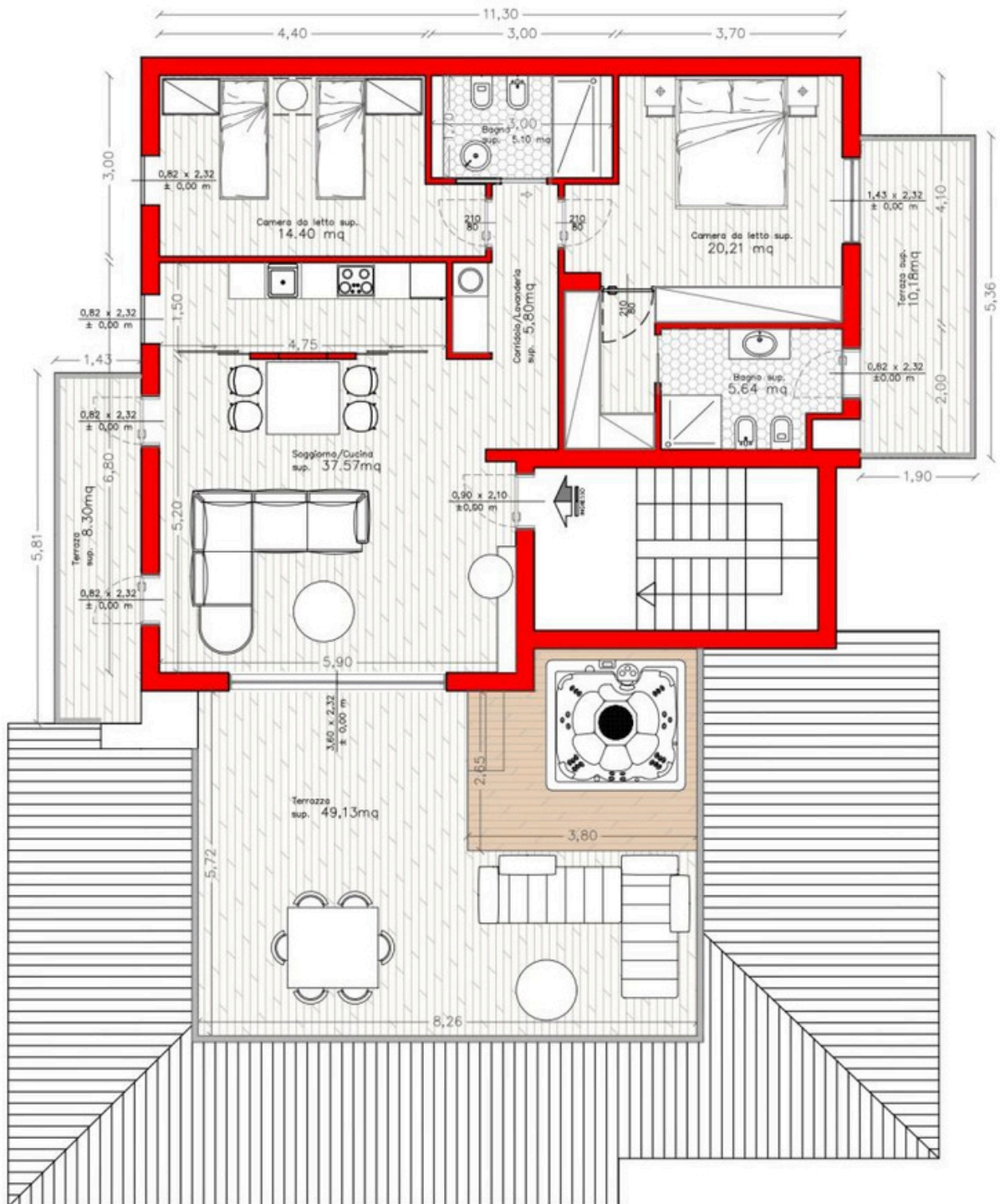
THE ATTIC



Floor plan

The penthouse is currently being finished by the architectural firm ODA of Brescia, a reality renowned for its many years of experience and for the quality of the projects carried out. The basic specifications have already been carefully defined in order to direct the client to the best choices in terms of materials, finishes and technical solutions. Once the project is approved, the client will be followed step by step, with complete and personalized assistance, to ensure a final result in line with their needs and expectations.

THE ATTIC



Technical Plant

FLOORINGS AND COVERINGS



All interior rooms will be paved with rectified wood-effect porcelain stoneware slabs from the QUERCIA Series, color Corda, size 20x120 cm, thickness 9 mm. This material combines the aesthetic warmth of wood with the strength and ease of maintenance of stoneware, ensuring durability and high aesthetic performance. The surface will undergo a specific surface treatment to increase its protection and facilitate cleaning.

The bathroom rooms will be tiled with cement-effect porcelain stoneware slabs, URBAN STYLE Series, color Brick, in 30x60 cm rectified or 30.5x61 cm natural size, thickness 9 mm. The height of the cladding will be 120 cm on the walls that house the sanitary ware and 210 cm inside the showers. This material choice gives the rooms a modern and urban look, in harmony with the technical quality of the product, which is moisture-resistant and easy to clean.



PERIMETER AND INTERIOR WALLS



The perimeter walls are made of traditional masonry, ensuring structural strength and durability. The interior finish includes a plaster skim coat, followed by painting with colors of the client's choice, favoring light shades to increase the brightness of the rooms and create a feeling of open space.

PERIMETER AND INTERIOR WALLS

The interior walls are also made of masonry, offering solidity and effective sound insulation between rooms. The finish will follow the same process as the perimeter walls: plaster skimming and subsequent painting with customizable colors. The use of light shades is recommended to promote bright and welcoming environments.



INTERNAL DOORS



The interior doors of the penthouse will be of the swinging type, characterized by a modern, linear design. Made of classic hollowcore, these doors feature smooth surfaces without pantographs, for a clean and essential aesthetic. The finish will be matte white, a choice that helps create bright and airy environments, easily adapting to different styles of decor.

Example of a smooth white interior door:

The handles will be made of satin-finished steel, offering an elegant contrast to the white surface of the door and providing a comfortable grip. The choice of satin-finished steel for the handles adds a contemporary touch and perfectly matches the minimalist design of the doors.

Example of a satin-finished steel handle:

This combination of materials and finishes ensures a balance between functionality and aesthetics, helping to enhance the penthouse interior with high-quality solutions and timeless design.



WINDOW FRAMES



PVC windows and doors will be installed in the penthouse, chosen to ensure thermal-acoustic insulation, durability and minimal maintenance. The type of opening includes casement frames for most of the rooms, while in the living room there will be a large sliding frame from the Mod. Eko 70 line, ideal for enhancing the opening to the outside and ensuring maximum brightness to the living spaces.

The color of the window frames will be defined in two variants: externally it will conform to the finishes established by the condominium, so as to ensure aesthetic uniformity with the entire building, while internally the frames will be white, a shade that perfectly complements light walls and contemporary furnishings, helping to make the rooms airy and modern.



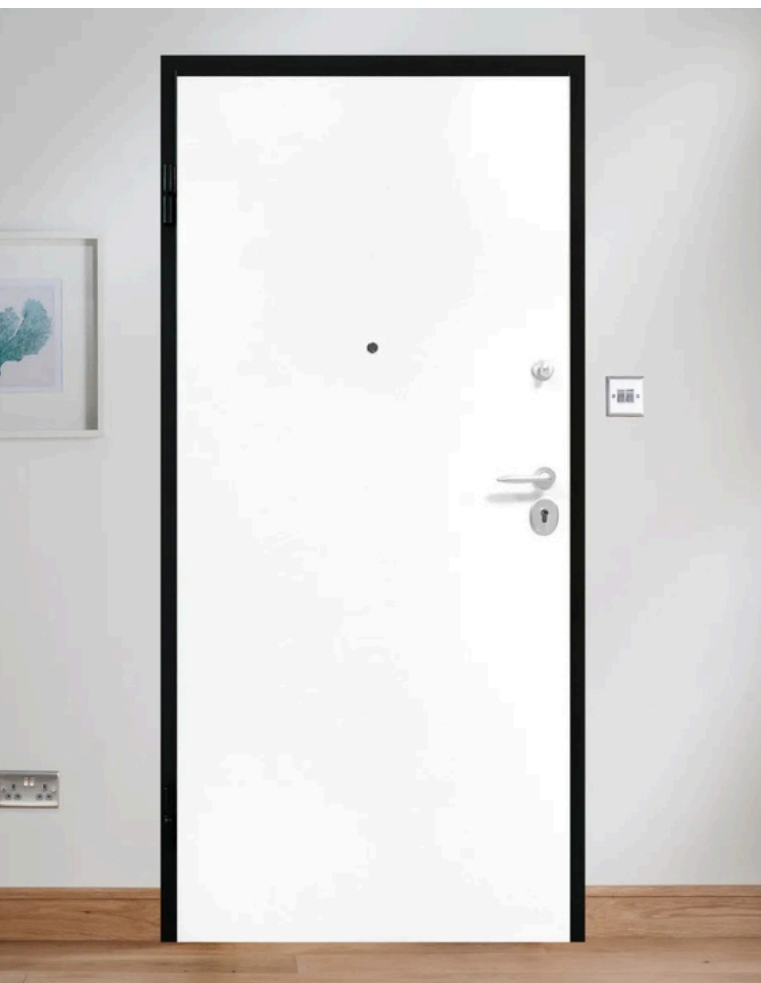
The chosen model, EkoSun 70, is a high-performance window frame with a 6-chamber structure and a depth of 70 mm, capable of accommodating glazing up to 44 mm thick. Excellent insulating properties and standard burglar-resistant hooks make it a safe and efficient solution, perfect for the home.

ARMORED DOOR



The penthouse will be equipped with a single-leaf armored door, designed to provide security and strength, certified in Burglar Resistance Class 3, ideal for protecting the home from intrusion attempts.

The structure is made of strong materials that offer high protection without compromising living comfort.



The exterior finish will be defined according to the aesthetic specifications of the condominium, ensuring a harmonious appearance with the other building units, while the interior finish will be white, a sober and bright choice that perfectly complements the interior environment of the penthouse.

In addition to strength, the front door ensures excellent thermal and acoustic insulation, contributing to energy savings and daily well-being.

The front door will also be equipped with a security lock, with a high-protection cylinder and anti-drill defender, for an even higher level of security.

SANITARY BATHROOMS



The main bathroom will be equipped with a large stone-effect shower tray measuring 170x95 cm. This element, with its natural finish, will add a touch of elegance and modernity to the room, while providing a non-slip and durable surface.

The second bathroom will have a stone-effect shower tray measuring 105x95 cm, maintaining the same elegance and functionality as the main bathroom, but in a more compact size.

A wall-hung bidet model Blend Curve by Ideal Standard will be installed, featuring soft lines and a sleek design that facilitates floor cleaning and offers contemporary aesthetics.

The sanitary toilet will be Ideal Standard's Blend wall-hung model, equipped with AquaBlade® flushing technology, which ensures effective and quiet cleaning, as well as a brimless design for improved hygiene.

All faucets will be made of polished stainless steel, offering durability, corrosion resistance, and a shiny appearance that complements the aesthetics of the bathroom.



ELECTRICAL SYSTEM



The electrical system of the penthouse will be made in compliance with current safety and performance regulations (CEI 64-8 standard), ensuring adequate provision of lighting points, electrical outlets and accessory installations in each room, in order to ensure comfort, functionality and versatility of use.

In Bathroom 1, which has no window, 1-2 electrical outlets, 2 lighting points will be provided and a forced ventilation system will be installed, in compliance with the standards for blind rooms. No TV or telephone outlets will be provided.

Bathroom 2, equipped with French doors, will also be equipped with 1-2 electrical outlets and 2 lighting points. No mechanical ventilation system will be required in this room, given the presence of an opening to the outside. TV or telephone outlets will also not be present here.

ELECTRICAL SYSTEM

The master bedroom will have 3 electrical outlets, 1 TV outlet and 2 light points, ensuring a functional distribution of electrical connections, suitable for modern lighting and entertainment needs.

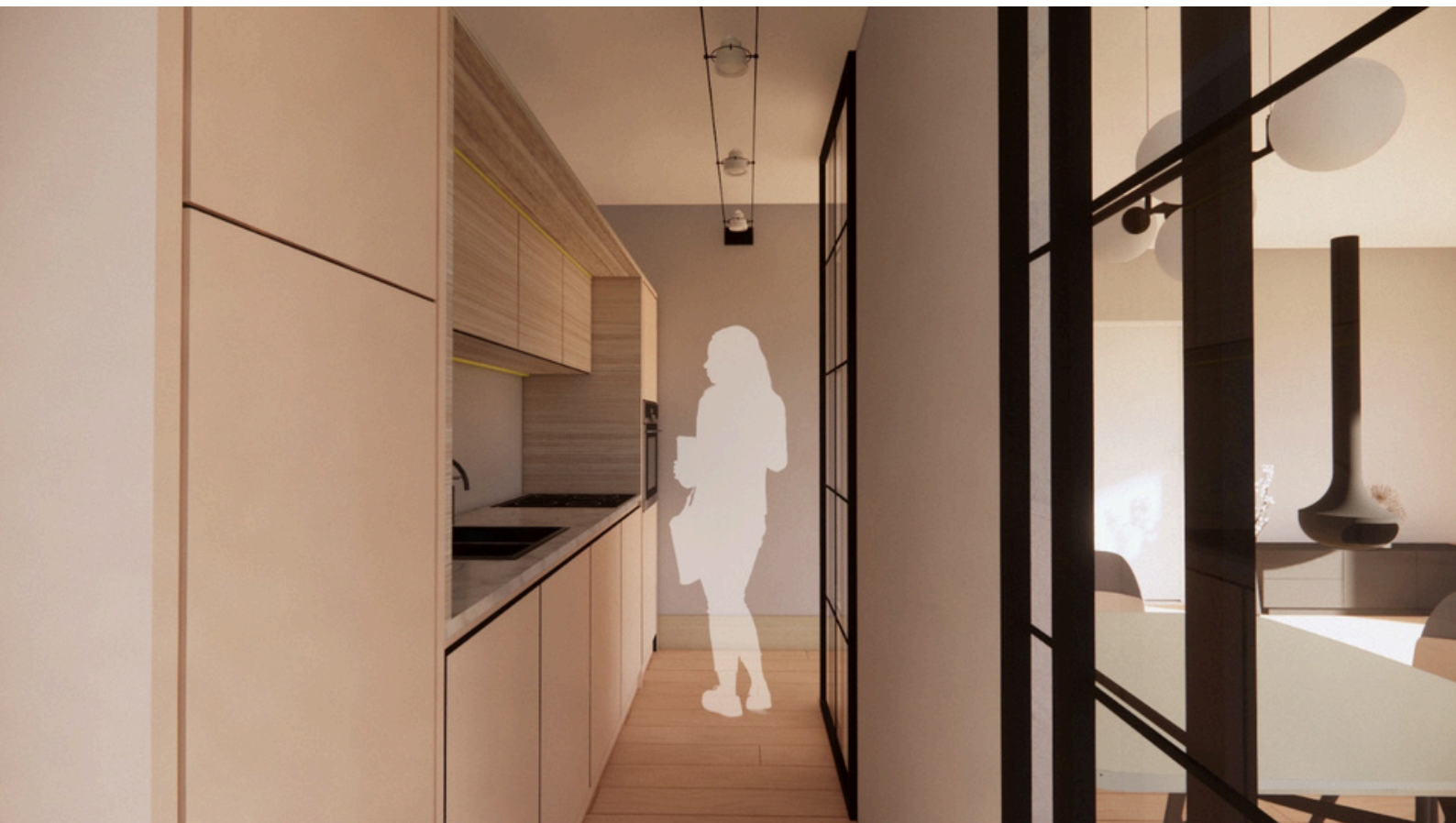
The single bedroom will also have 3 electrical outlets, 1 TV outlet, and 2 light points, allowing for easy and versatile use of electrical and multimedia appliances.



ELECTRICAL SYSTEM

The living room will be provided with an upgraded electrical equipment, with 4 electrical outlets, TV and telephone outlets, and 3 light points, in order to allow adequate power supply and connection of multimedia devices, lamps, and furnishings.

In the kitchen, 4 electrical outlets will be installed for household and other kitchen appliances, 2 light points, and a ventilation system will be provided, essential for air exchange and management of cooking fumes. No TV or telephone outlets will be provided.



ELECTRICAL SYSTEM

Outside the penthouse, 2 electrical outlets and 2 light points will be installed so that electrical appliances, such as outdoor appliances or supplementary lighting, can also be used in outdoor spaces.



OUTDOOR SPACES



The exterior surfaces of the penthouse, including terraces and balconies, will be finished with DALMAZIA AS Series porcelain stoneware in 30.5x61 cm format and 9 mm thickness.

Available shades include White, Gray and Beige, offering versatile options to match the overall design of the home. Porcelain tile is known for its weather resistance, durability and ease of maintenance, making it ideal for outdoor environments.

Provision is made for water loading on the pocket, facilitating the installation of items such as fountains, sprinklers or other devices that require a water supply.



A building permit was obtained for the installation of a pergola on a pocket section. This architectural element not only provides a shady and comfortable area for outdoor relaxation or entertainment, but also adds aesthetic value to the property. Pergolas can be made of a variety of materials, including wood, aluminum, or wrought iron, and can be customized with plant or textile covers to further enhance aesthetics and functionality.

AIR-CONDITIONING SYSTEM



The penthouse will be equipped with a modern ducted air conditioning system, designed to ensure maximum living comfort in all seasons, with a discreet and energy-efficient and aesthetically pleasing system.

Air distribution will be via concealed ducts in the false ceilings, which will supply 3 distinct zones, corresponding to the main rooms of the house.

Each zone will be independently managed through its own digital thermostat, allowing independent temperature control in each room, according to specific comfort needs. This solution allows optimal use of the system, promoting energy savings and more flexible management of consumption.

The system will be rated Energy Class A++, a guarantee of high efficiency and low consumption, in line with current standards of sustainability and respect for the environment. The selected indoor and outdoor units will be quiet, compact, and equipped with the latest technologies for air purification and indoor environmental quality regulation.

This type of air conditioning, in addition to offering high efficiency and quietness, will blend perfectly with the architecture of the penthouse, avoiding exposed elements and contributing to a clean and modern design.


GARAGE BOX



In a tourist resort like Rivoltella del Garda, where parking can become a real challenge, having a 26 square metre underground garage is a great advantage. Safe, convenient and always available, it guarantees protection for the car in every season and is an ideal solution for those who want peace and practicality without the stress of searching for a parking space.

WARNINGS

The information, data, descriptions, illustrations, images, and all content on this document should be understood to be indicative and subject to change



mc
YOUR DREAM HOME

Incaricato in esclusiva per la vendita:
MICHELA CODENOTTI
Agente Immobiliare
Tel 339.8052379
E-Mail: info@codenottimmobiliare.com
N° REA BS 593050