



Code: [V001799](#)

FLAT IN EXCLUSIVE CONTEXT WITH SWIMMING POOL IN SIRMIONE

Via Buoizzi Sirmione BS Italia

SALE
Private
Negotiation

Beds	Bathrooms	Commercial	Garden
 1	 1	 65 mq	 70 mq

DESCRIPTION:

Located in an elegant residential area, just a few steps from the Brema beach and the lake, we propose the new construction of an elegant and modern residence of only six prestigious units with swimming pool, developed on three internal levels all served by a lift. The property will be characterised by modern design, care and attention to construction details, including earthquake-proofing, and prestigious finishes. Within this splendid residence, a residential solution is available on the ground floor with large, livable outdoor spaces, consisting of a beautiful entrance hall leading to the large living area with open kitchen and large window overlooking the livable porch in the property's garden. The living area also consists of an additional room ideal for use as a studio or storage room. Through a large and convenient hallway, we reach the sleeping area consisting of a windowed bathroom with shower and a double bedroom with direct access to the garden. The property is completed by a large garage and a cellar located in the basement. The care of the common parts and details such as the photovoltaic system, the lift and fine finishes have been thought out in order to minimise the relative management costs, guarantee exclusivity and ensure the value of the property over time. There is ample opportunity to customise the interior layout of spaces and finishes so that you can create your own tailor-made home. State-of-the-art contemporary living solutions to ensure maximum living comfort. The proposed price enjoys the tax benefits currently provided by law, generating a substantial tax credit that makes this solution an unmissable opportunity. We remain at your disposal for further information



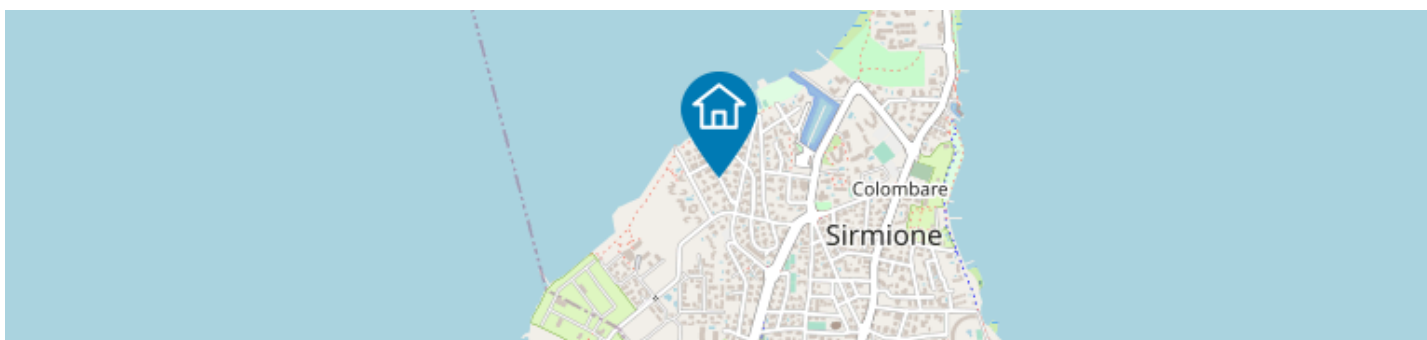
ADDITIONAL INFORMATION

Energy Rating: A	Minimum IPE: -	Heating: Independent	State: Next Realization
Grade: Elegant	Position: Lake	View: Garden View	Orientation: -
Rooms / Locals: 2	Floor: -	Building Floors: 2	Internal Levels: 1
Garage: 1	Mq Garage: 18	Parking Space: -	Terraces: -
Mq Terraces: -	Balconies Mq: -	Arcades: 1	Mq Arcades: 18
Garden: Private	Kitchen: View Kitchen	Furniture: Possibility	Annual Expenses: -



ACCESSORIES

- ✓ Closet
- ✓ Data Network
- ✓ Double Glasses
- ✓ Electric Gate
- ✓ Home Automation System
- ✓ Lift
- ✓ Photovoltaic System
- ✓ Pool
- ✓ Satellite System
- ✓ Security Door
- ✓ Video Intercom



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