



Code: [V001801](#)

## EXCLUSIVE LAKE VIEW PENTHOUSE IN SIRMIONE

Via Buoizzi Sirmione BS Italia

SALE  
Private  
Negotiation

Beds 3 Bathrooms 3 Commercial 140 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, an exclusive penthouse is available on the first and top floor with a large solarium terrace from which to enjoy a splendid view of the lake. Internally we find a large living area with open kitchen, illuminated by large windows with access to the beautiful and livable terrace that surrounds the unit on three sides and offers glimpses of the lake view. The sleeping area is divided into two separate areas, the first consisting exclusively of the large master bedroom with bathroom inside and access to the terrace, while in the second area we find a double bedroom and a single bedroom, both with access to the terrace, a bathroom with shower and a third bathroom ideal for use as a laundry area. Inserted in the living area, we find the wide spiral staircase which gives access to the large and exclusive sun terrace perfect for creating a relaxing area where one can enjoy the splendid view of the lake. The property is completed by a large double garage and a cellar located in the basement. The care of the common parts and details such as the photovoltaic system, lift and fine finishes, have been designed in order to minimise the relative running 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 excellent opportunity not to be missed. We remain at your disposal for further information



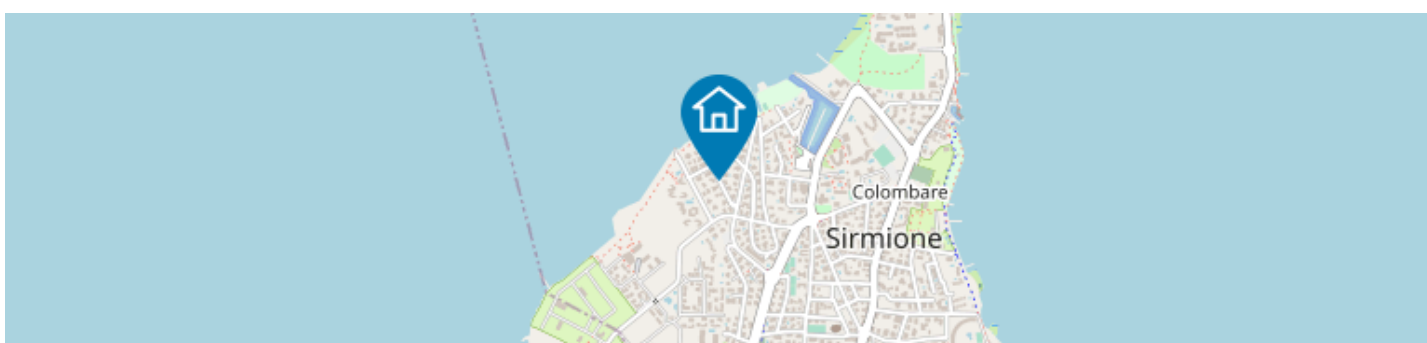
## ADDITIONAL INFORMATION

|                          |                              |                               |                                |
|--------------------------|------------------------------|-------------------------------|--------------------------------|
| <b>Energy Rating:</b> A  | <b>Minimum IPE:</b> -        | <b>Heating:</b> Independent   | <b>State:</b> Next Realization |
| <b>Grade:</b> Elegant    | <b>Position:</b> Lake        | <b>View:</b> Garden View      | <b>Orientation:</b> -          |
| <b>Rooms / Locals:</b> 4 | <b>Floor:</b> 1              | <b>Building Floors:</b> 2     | <b>Internal Levels:</b> 2      |
| <b>Garage:</b> 2         | <b>Mq Garage:</b> 40         | <b>Parking Space:</b> -       | <b>Terraces:</b> 1             |
| <b>Mq Terraces:</b> 100  | <b>Balconies Mq:</b> 70      | <b>Arcades:</b> -             | <b>Mq Arcades:</b> -           |
| <b>Garden:</b> Private   | <b>Kitchen:</b> View Kitchen | <b>Furniture:</b> Possibility | <b>Annual Expenses:</b> -      |



## ACCESSORIES

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



Discover more  
Point here your smartphone