abitare il Garda
WE MAKE IT REAL

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Code: V002801

MODERN GROUND-FLOOR APARTMENTS IN SIRMIONE, JUST STEPS FROM LAKE GARDA IN SIRMIONE

Via XX Settembre Sirmione BS Italia

SALE
450.000€

Beds	Bathrooms	Commercial	Garden
2	2	85 mq	130 mq

DESCRIPTION:

In Sirmione, in a quiet residential area close to the lake and convenient to all services, a renovation project is underway involving the creation of four apartments. Delivery is expected by the end of 2026. The two ground-floor units are still available, identical in both internal layout and external arrangement. The apartments feature modern and functional spaces. Access is through the shared entrance hall of the stairwell, the only common element among the four units. Inside, there is a bright living area with an open-plan kitchen, designed to clearly separate the dining and lounge spaces, and a large glass door leading to the spacious private garden that extends on three sides. The sleeping area includes a single bedroom, a bathroom with shower, and a master bedroom with walk-in closet, en-suite bathroom, and direct access to the garden. Both bedrooms are bright and equipped with French doors. Each unit includes two covered parking spaces. A modern project in a private setting—ideal for those seeking comfort, privacy, and proximity to Lake Garda. We remain at your disposal for further information and on-site visits.

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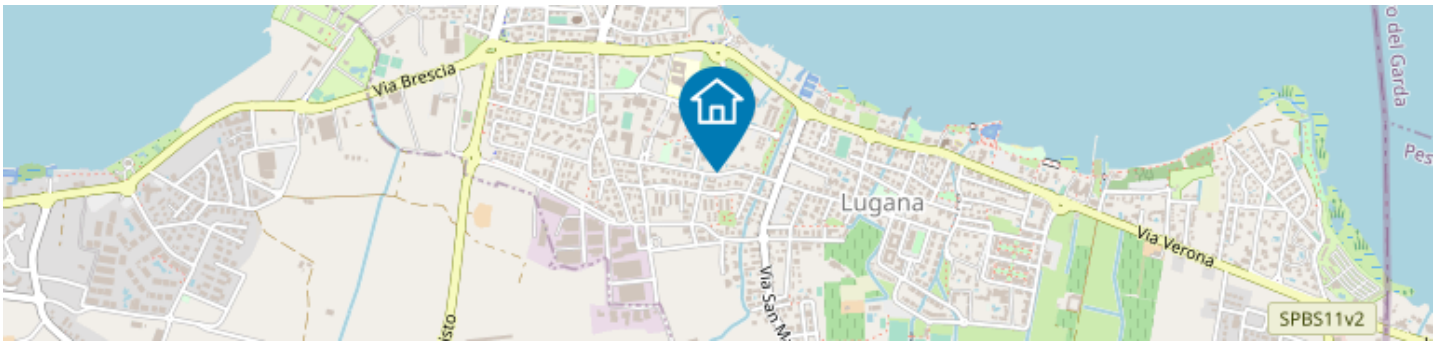
ADDITIONAL INFORMATION

Energy Rating: A1	**Minimum IPE:** -	**Heating:** Independent	**State:** Next Realization
Grade: Medio	**Position:** Lake	**View:** Garden View	**Orientation:** -
Rooms / Locals: 3	**Floor:** -	**Building Floors:** 2	**Internal Levels:** 2
Garage: -	**Mq Garage:** -	**Parking Space:** 2	**Terraces:** -
Mq Terraces: -	**Balconies Mq:** -	**Arcades:** 1	**Mq Arcades:** -
Garden: Private	**Kitchen:** View Kitchen	**Furniture:** Possibility	**Annual Expenses:** -



ACCESSORIES

- ✓ Air Conditioning
- ✓ Data Network
- ✓ Double Glasses
- ✓ Satellite System
- ✓ Security Door
- ✓ Video Intercom



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