

Code: [V001488](#)

MODERN DETACHED VILLAS ON LAKE GARDA IN SIRMIONE

Via Verona Sirmione BS Italia

SALE
745.000€

Beds Bathrooms Commercial Garden
 3 4 125,65 mq 88 mq

DESCRIPTION:

Sirmione Luxury Village: the pinnacle of luxury real estate on the shores of Lake Garda. High class and maximum comfort for a truly unique lifestyle experience. Sirmione Luxury Village is located in a highly prestigious area, just steps from the beach. The villas, situated a short walk from the lake, are arranged over three levels: a ground floor with direct access to the outdoor porch, a first floor, and a 30 sqm rooftop solarium terrace. Each residence includes a basement level, accessible from the garden or the private driveway, offering a spacious, well-divided layout. The unique features of the location make these homes incredibly charming, where the beauty of the landscape and the quality of the architecture blend into a one-of-a-kind lifestyle. Each villa includes: living room with kitchen, 3 bedrooms, 4 bathrooms, spa area, rooftop solarium with the possibility of a hot tub, swimming pool, and an A4 energy efficiency rating. Location: Surrounded by greenery and tranquility, the project was designed with environmental respect in mind, harmoniously blending architecture and nature. Sirmione Luxury Village boasts an enviable location, just a short walk from the beach and a few minutes from the historic center of Sirmione. Set among lush surroundings, it rises between the rolling morainic hills of southern Lake Garda and the lake's crystal-clear waters. The neighborhood features green parking areas, wide pedestrian paths, and tree-lined, well-lit cycling lanes offering a lifestyle immersed in nature, without giving up urban comforts. The residence has two private entrances: one for vehicles and one pedestrian, leading to a private garden with pool and a ground floor area with kitchen and living room, where each space opens directly to the outdoor garden. The upper floor hosts a master bedroom with en-suite bathroom and private solarium terrace. The basement offers space for a wellness area, garage, and storage for bikes/motorbikes. The project allows full customization of finishes and furnishings. The furniture shown in the images is not included in the sale price. Contact us for further information or to schedule a visit to this prestigious residence.

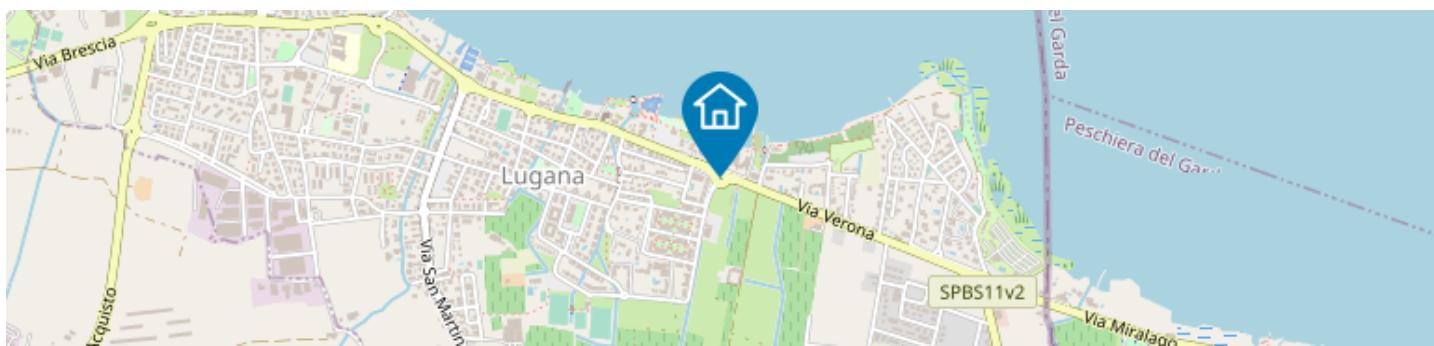
ADDITIONAL INFORMATION

Energy Rating: A	Minimum IPE: -	Heating: Independent	State: New
Grade: Elegant	Position: Lake	View: Garden View	Orientation: -
Rooms / Locals: 5	Floor: -	Building Floors: 2	Internal Levels: 3
Garage: 1	Mq Garage: 60	Parking Space: -	Terraces: 1
Mq Terraces: 60	Balconies Mq: -	Arcades: 1	Mq Arcades: 15
Garden: Private	Kitchen: View Kitchen	Furniture: Possibility	Annual Expenses: -



ACCESSORIES

✓ Air Conditioning	✓ Closet	✓ Data Network	✓ Double Entry	✓ Electric Gate
✓ Independent Entrance	✓ Laundry	✓ Photovoltaic System	✓ Pool	✓ Security Door
✓ Theft Protection	✓ Video Intercom			



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