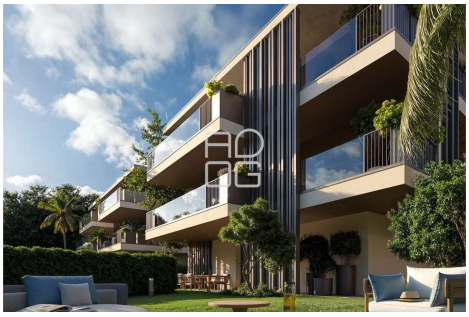
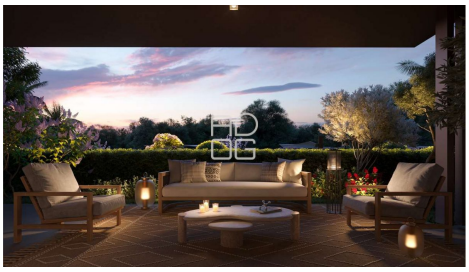
abitare il Garda
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info@abitareilgarda.it
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Code: V002879

EXCLUSIVE UNIT NO. B1 IN THE “GREEN LUXURY APARTMENTS” COMPLEX IN SIRMIONE

Via Caboto Sirmione BS Italia

SALE
745.000€

Beds	Bathrooms	Commercial	Garden
3	3	120,71 mq	319,65 mq

DESCRIPTION:

Set in an elegant and exclusive environment, in a privileged area of the Municipality of Sirmione, in the immediate vicinity of Peschiera del Garda and just a few minutes from Lake Garda, its beaches and all main services, we offer a prestigious residential unit within the luxurious “GREEN Luxury Apartments” Residential Complex. The complex stands out for its contemporary design, extremely high energy efficiency and a project conceived with advanced technological content, fully compliant with the most stringent environmental sustainability standards. Great attention has been paid to construction details, including seismic safety, the quality of finishes, and state-of-the-art plumbing and electrical systems, complete with basic home automation and numerous pre-installations, in order to ensure maximum living comfort. The units will be delivered in Energy Class A, in accordance with the specifications of works and finishes, which we will be pleased to provide. The complex also features a large and scenic swimming pool with solarium area, well-maintained common spaces, underground garages and parking spaces, as well as covered outdoor parking spaces with pergola. Within the complex we offer a ground-floor apartment, free on all four sides, characterized by generous livable outdoor areas with covered porch and large adjoining private garden. The property consists of a spacious living area with open-plan kitchen, directly overlooking the private porch and garden; a hallway leading to the sleeping area with direct elevator access; a guest bathroom for the living area; and three bedrooms, including a master bedroom with en-suite bathroom, while the other two bedrooms share a bathroom. All rooms enjoy direct access to the private outdoor spaces, ensuring excellent natural light and seamless continuity between indoor and outdoor areas. Possibility of separate purchase of: • covered outdoor parking space starting from €10,000; • uncovered outdoor parking space starting from €8,000; • covered underground parking space with adjoining cellar starting from €25,000; • covered double underground garage starting from €55,000; • underground cellar starting from €6,000. Particular attention has been devoted to the aesthetics and

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design of the complex: LED outdoor lighting, glass railings, photovoltaic system, elevators with individual access, care of common areas and green spaces with automatic irrigation. Features include top-level finishing materials, home automation with remote management, advanced thermal and acoustic insulation, ducted air conditioning, CMV (Controlled Mechanical Ventilation), heat pump, underfloor heating, wall-hung sanitary ware, satellite system, and flush-mounted triple-glazed aluminum windows. Everything has been designed to reduce running costs and preserve the value of the investment over time. Top-quality specifications, ideal for customizing the home according to personal tastes and needs. Contemporary, cutting-edge residential solutions designed to ensure maximum comfort and a high quality of life. Expected delivery: Spring 2027. We remain fully available for further information, site visits, or meetings at our offices for in-depth discussions and evaluations.

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ADDITIONAL INFORMATION

Energy Rating: A3	**Minimum IPE:** -	**Heating:** Independent	**State:** Under Construction
Grade: Elegant	**Position:** Lake	**View:** Garden View	**Orientation:** -
Rooms / Locals: 4	**Floor:** -	**Building Floors:** 3	**Internal Levels:** 1
Garage: -	**Mq Garage:** -	**Parking Space:** -	**Terraces:** -
Mq Terraces: -	**Balconies Mq:** -	**Arcades:** 1	**Mq Arcades:** 38,38
Garden: Private	**Kitchen:** View Kitchen	**Furniture:** Possibility	**Annual Expenses:** -



ACCESSORIES

- ✓ Air Conditioning
- ✓ Condominium Park
- ✓ Data Network
- ✓ Double Entry
- ✓ Electric Gate
- ✓ Electric Shutters
- ✓ Flue
- ✓ Home Automation System
- ✓ Lift
- ✓ Photovoltaic System
- ✓ Pool
- ✓ Satellite System
- ✓ Security Door
- ✓ Theft Protection
- ✓ Video Intercom



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