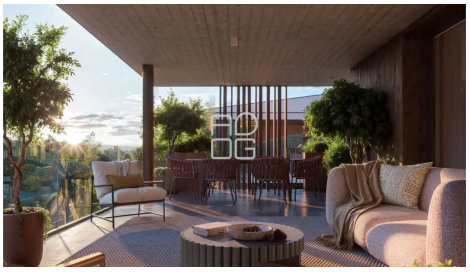
abitare il Garda
WE MAKE IT REAL

+39 030 914 1691
info@abitareilgarda.it
www.abitareilgarda.it







Code: V002884

EXCLUSIVE UNIT NO. D4 IN THE “GREEN LUXURY APARTMENTS” COMPLEX IN SIRMIONE

Via Caboto Sirmione BS Italia

SALE
Private Negotiation

Beds	Bathrooms	Commercial
2	2	80,39 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, exceptionally high energy efficiency, and a project developed with a high technological content, fully compliant with the most rigorous environmental sustainability standards. Particular 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 provisions, ensuring 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 areas, underground garages and parking spaces, as well as covered outdoor parking spaces with pergola. Within the complex, we offer a first-floor residential solution characterized by a generous and livable terrace seamlessly connected to the living area. The property consists of a spacious living area with open-plan kitchen and direct access to the terrace, a large hallway leading to the sleeping area with direct access via lift, two bedrooms, including a master bedroom with en-suite bathroom, a second bathroom, and a balcony accessible from the bedrooms. Large windows throughout ensure excellent natural light. The property is completed by a dedicated outdoor parking space, with the option to separately purchase a parking space in the underground garage. Special attention has been devoted to the aesthetics and design of the complex: LED outdoor lighting, glass railings, photovoltaic system, lifts with individual access, carefully designed common areas, and landscaped green spaces with

+39 030 914 1691
info@abitareilgarda.it
www.abitareilgarda.it

automatic irrigation. The features include top-quality finishing materials, remote-controlled home automation, advanced thermal and acoustic insulation, ducted air conditioning, VMC (Mechanical Ventilation with Heat Recovery), heat pump, underfloor heating, wall-hung sanitary ware, satellite system, and aluminum window frames with flush triple glazing. All solutions are designed to reduce operating costs and preserve the long-term value of the investment. High-quality specifications, ideal for customizing the residence according to personal tastes and needs. Contemporary and cutting-edge residential solutions, designed to ensure maximum comfort and a high quality of life. Expected delivery: Spring 2027. We remain at your complete disposal for further information, site visits, or meetings at our offices for in-depth discussions and evaluations.

abitare il Garda
WE MAKE IT REAL

+39 030 914 1691
info@abitareilgarda.it
www.abitareilgarda.it

ADDITIONAL INFORMATION

Energy Rating: A3	**Minimum IPE:** -	**Heating:** Independent	**State:** Under Construction
Grade: Elegant	**Position:** Lake	**View:** Garden View	**Orientation:** -
Rooms / Locals: 3	**Floor:** 1	**Building Floors:** 3	**Internal Levels:** 1
Garage: -	**Mq Garage:** -	**Parking Space:** 1	**Terraces:** 1
Mq Terraces: 28,8	**Balconies Mq:** 6	**Arcades:** -	**Mq Arcades:** -
Garden: Common	**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



Discover more
Point here your smartphone