abitare il Garda
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Code: V002756

MODERN DETACHED VILLA UNDER CONSTRUCTION WITH POOL IN SIRMIONE

Via Verona Sirmione BS Italia

SALE
1.500.000€

Beds	Bathrooms	Commercial	Garden
3	4	110 mq	230 mq

DESCRIPTION:

In one of the most charming and sought-after areas of Sirmione, just a few steps from the lake and convenient to all main services, this modern detached villa of contemporary design is under development. It offers comfort, elegance, and high-quality living in a prestigious residential setting. The villa is fully independent and surrounded by a large private garden. It is arranged over two above-ground floors plus a basement, all connected by a comfortable internal staircase. The ground floor features a spacious and bright open-plan living area with a modern kitchen and guest bathroom, enhanced by large windows that provide access to the garden, a covered porch ideal for outdoor dining and relaxation, and a private swimming pool with solarium. Upstairs, the sleeping area includes a master bedroom with walk-in closet, en suite bathroom, and access to a large balcony overlooking the greenery, a single bedroom with access to the same balcony, a second bathroom with shower, and a third double bedroom with walk-in closet. The basement level includes a spacious garage for two cars, a technical room, a bathroom with shower and laundry area, and a large versatile space that can be customized according to personal needs, such as a gym, home cinema, or hobby room. This is a rare opportunity for those looking to build and personalize their future home in one of the most exclusive locations on Lake Garda. Further information, floorplans, and meetings with the builder are available upon request.

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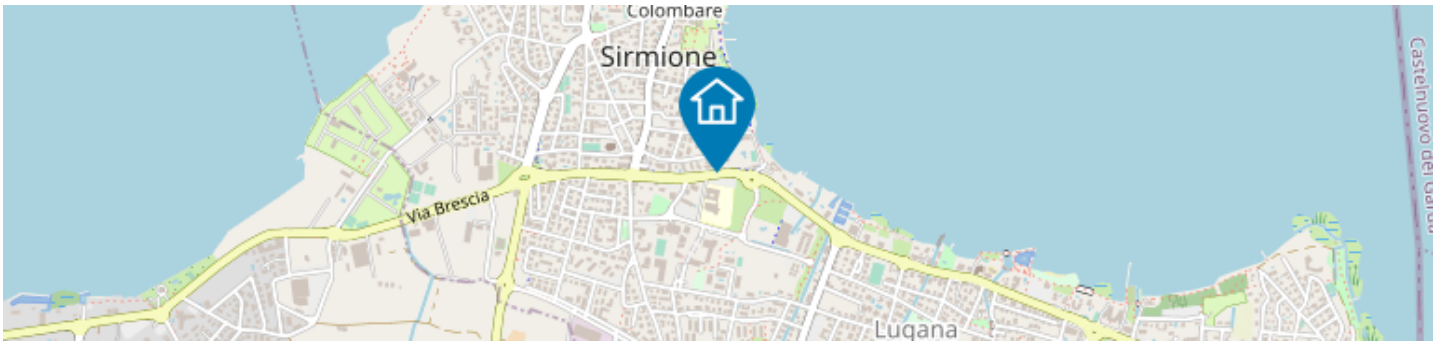
ADDITIONAL INFORMATION

Energy Rating: A	**Minimum IPE:** -	**Heating:** Independent	**State:** Next Realization
Grade: Elegant	**Position:** Center	**View:** Garden View	**Orientation:** -
Rooms / Locals: 4	**Floor:** -	**Building Floors:** 2	**Internal Levels:** 3
Garage: 1	**Mq Garage:** 40	**Parking Space:** 1	**Terraces:** -
Mq Terraces: -	**Balconies Mq:** 14	**Arcades:** 1	**Mq Arcades:** 45
Garden: Private	**Kitchen:** View Kitchen	**Furniture:** Not Furnished	**Annual Expenses:** -



ACCESSORIES

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



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