abitare il Garda
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Code: V002704

SYRMA RESIDENCE UNIT NO. 5 IN SIRMIONE

Via Verona Sirmione BS Italia

SALE
1.019.000€

Beds	Bathrooms	Commercial
2	2	94,11 mq

DESCRIPTION:

In Lugana di Sirmione, an exclusive and renowned town on Lake Garda, we present this upcoming development of an exclusive residence consisting of only 6 prestigious housing units, set in an elegant context just 200 meters from the lake and the promenade, and close to all primary services, restaurants, and shops. The complex will feature a scenic swimming pool with a surrounding solarium area, ideal for staying and relaxing during the summer period. The residence, equipped with an elevator shaft and boasting a modern design, will have top-quality finishes in every aspect, from the materials used to cutting-edge construction technologies, with a strong focus on energy saving and attention to detail. The well-designed interior spaces and generous outdoor areas make these homes ideal as primary or holiday residences. Within this luxurious residence, we offer an exclusive unit located on the second floor, featuring large covered terraces where a dining and living area can be set up, along with a stunning private solarium. Internally, the layout includes an entrance, a living area with an open kitchen and direct access to the spacious terrace through large glass doors offering a beautiful open view of the lake, a bedroom with a private bathroom, hallway, a complete guest bathroom, and a second bedroom with access to a balcony, an exclusive staircase leading to the private solarium where an outdoor kitchen and summer lounge area can be set up, with a beautiful lake view, and a utility room. This property is ideal for demanding clients seeking an exclusive, top-quality solution with all the comforts to enjoy Lake Garda and all services within easy reach. The listed price does not include the underground garage, which can be chosen based on availability, with prices starting from €35,000. There is also the possibility, not included in the listed price, to purchase a cellar in the underground area at the price of €10,000. The residence will be built by a leading and

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well-established construction company operating on Lake Garda for decades, offering all the legal guarantees required for properties under construction. The specifications are of the highest quality. We remain at your complete disposal for any further information, construction and layout details, and possible visits, in order to provide you with all the necessary material and guidance to evaluate the purchase of a home in this wonderful residence and your future house on Lake Garda.

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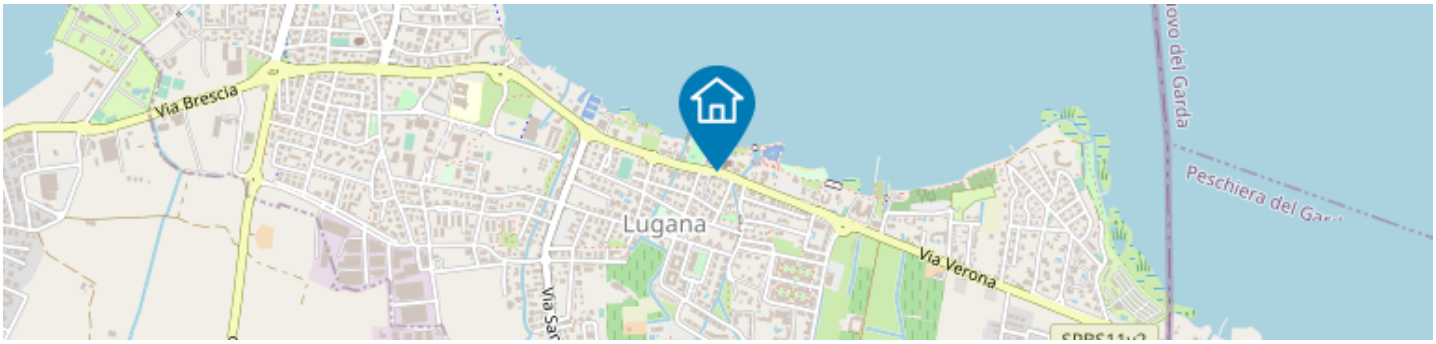
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ADDITIONAL INFORMATION

Energy Rating: A4	**Minimum IPE:** -	**Heating:** Independent	**State:** Under Construction
Grade: Elegant	**Position:** Lake	**View:** Lake View	**Orientation:** -
Rooms / Locals: 3	**Floor:** 2	**Building Floors:** 3	**Internal Levels:** 2
Garage: -	**Mq Garage:** -	**Parking Space:** -	**Terraces:** 3
Mq Terraces: 130,45	**Balconies Mq:** -	**Arcades:** -	**Mq Arcades:** -
Garden: Common	**Kitchen:** View Kitchen	**Furniture:** Possibility	**Annual Expenses:** -

ACCESSORIES

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



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