





Code: [V002705](#)

SYRMA RESIDENCE UNIT NO. 6 IN SIRMIONE

Via Verona Sirmione BS Italia

SALE
1.292.000€

Beds  2 Bathrooms  2 Commercial  91,51 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 setting just 200 meters from the lake and the promenade, and within close proximity to all essential services, restaurants, and shops. The complex will feature a scenic swimming pool with a surrounding solarium area, ideal for relaxing and enjoying the summer season. The residence, equipped with an elevator and characterized by modern design, will boast top-quality finishes in every aspect, from the materials used to cutting-edge construction technologies, with great attention to energy efficiency and detail. The intelligently laid-out interiors and very generous outdoor spaces make these homes ideal both as primary residences and vacation properties. Within this luxurious residence, we offer an exclusive apartment located on the second floor, featuring large covered terraces ideal for setting up a dining and living area, as well as a stunning private solarium. The internal layout includes a spacious living area with a separate kitchen and direct access to the large terrace through wide glass doors, allowing you to enjoy a beautiful open view of the lake, a full guest bathroom, hallway, two bedrooms, access to a balcony, a second bathroom, and a private staircase leading to the exclusive solarium where an outdoor kitchen and a summer lounge area can be created, with a wonderful view of the lake, plus a utility room. This home is perfect for demanding clients looking for an exclusive, high-end solution with all the comforts needed to fully enjoy Lake Garda and all amenities 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 option to purchase a cellar in the basement separately from the listed price, for €10,000. The residence will

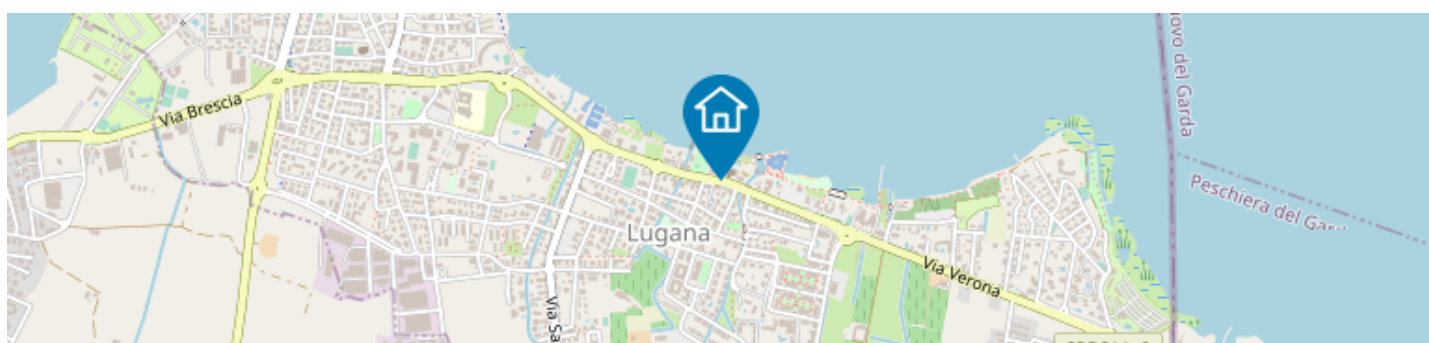
be built by a leading and well-established construction company that has been operating on Lake Garda for decades, offering all the legal guarantees required for properties under construction. The specifications are of the highest quality. We remain at your complete disposal for all further information, construction and layout details, and for arranging viewings, in order to provide you with all the materials and guidance needed to evaluate the purchase of a home in this stunning residence and your future house on Lake Garda.

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: 154	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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