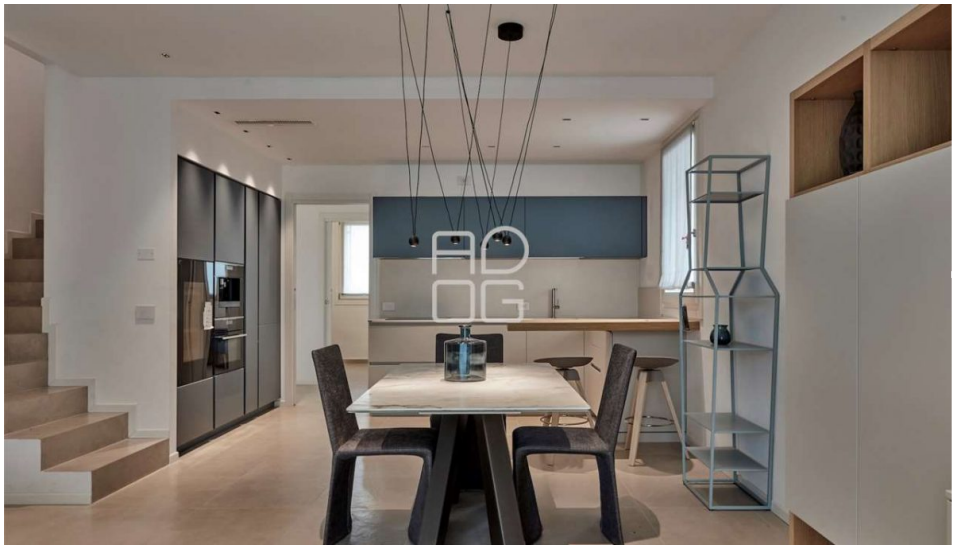
abitare il Garda
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Code: V001488

MODERN DETACHED VILLAS ON LAKE GARDA IN SIRMIONE

Via Caboto Sirmione BS Italia

SALE
780.000€

Beds	Bathrooms	Commercial	Garden
3	4	125,65 mq	88 mq

DESCRIPTION:

Sirmione Luxury Village, the excellence of luxury real estate on the shores of Lake Garda. High energy efficiency and maximum comfort for a unique living experience. Sirmione Luxury Village is located in a prestigious setting, just a few steps from the beach. Located only a short walk from the lake, the villas consist of a ground floor with direct access to the outdoor porch, a first floor, and a rooftop solarium terrace of approximately 30 sqm. The basement level, available for each residence, is accessible from the garden or the driveway ramp and features a large subdivided space. The unique characteristics of the location make these homes truly charming, where the beauty of the landscape and the quality of the architecture blend into an exclusive lifestyle experience. The villa includes: living room and kitchen, 3 bedrooms, 4 bathrooms, Spa area, rooftop solarium terrace with the possibility of a hot tub, swimming pool, energy class A4. Location: Surrounded by greenery and tranquility, this project has been designed with respect for the environment, combining architecture and nature. Just a short distance from the historic center of Sirmione. Set within a green landscape, it lies between the moraine hills typical of the southern Lake Garda area and the crystal-clear waters of the lake. The neighborhood offers convenient grass parking areas, spacious pedestrian zones, and tree-lined, well-lit cycling paths. The residence has two independent entrances: one for vehicles and one pedestrian entrance, both leading to the private garden with swimming pool and to the ground-floor living area with kitchen and lounge, where every room has direct access to the outdoor garden. On the upper floor there is a master bedroom with private bathroom and private solarium terrace. The basement level offers space for wellness areas, garage, and bicycle/motorbike storage. The project also offers the possibility to customize the finishes and furnishings of every room. The furnishings shown in the images are not included in the sale price. We remain at your disposal for further information and to arrange a visit to this prestigious property.

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ADDITIONAL INFORMATION

Energy Rating: A4	**Minimum IPE:** -	**Heating:** Independent	**State:** New
Grade: Elegant	**Position:** Lake	**View:** Garden View	**Orientation:** -
Rooms / Locals: 4	**Floor:** -	**Building Floors:** 2	**Internal Levels:** 3
Garage: 1	**Mq Garage:** 60	**Parking Space:** -	**Terraces:** 1
Mq Terraces: 60	**Balconies Mq:** -	**Arcades:** 1	**Mq Arcades:** 15
Garden: Private	**Kitchen:** View Kitchen	**Furniture:** Possibility	**Annual Expenses:** -



ACCESSORIES

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



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