



Code: [V002396](#)

## FLAT IN EXCLUSIVE CONTEXT WITH SWIMMING POOL IN SIRMIONE

Via Buoizzi Sirmione BS Italia

SALE  
**Trattativa  
riservata**

| Beds   | Bathrooms   | Commercial  | Garden  |
|--|---|---|---|
|  2 |  2 |  86 mq |  54 mq |

### DESCRIPTION:

Situated in an elegant residential area, a few steps from the Brema beach and the lake, we propose an elegant and modern residence of only six prestigious units with swimming pool, developed on three internal levels all served by a lift. The property is characterised by its modern design, attention to construction details and earthquake-proofing, as well as prestigious finishes. Inside this splendid residence, there is a living solution available on the ground floor with livable outdoor spaces, consisting of a large living area with a large window giving access to a livable portico and a beautiful kitchen area from which, through a convenient hallway, we reach the first bathroom with shower overlooking the large garden at the rear of the house. Through a second convenient hallway, we reach the sleeping area consisting of a double bedroom with direct access to the porch, a bathroom with shower and a single bedroom overlooking the private garden. The property is completed by a large garage and a cellar located in the basement. The care of the common parts and details such as the photovoltaic system, lift and high-quality finishes have been designed to minimise the relative managing costs, guarantee exclusivity and ensure both maximum living comfort and the value of the property over time. The proposed price enjoys the tax benefits currently provided by law, generating a substantial tax credit that makes this solution an excellent opportunity not to be missed. We remain at your disposal for further information.

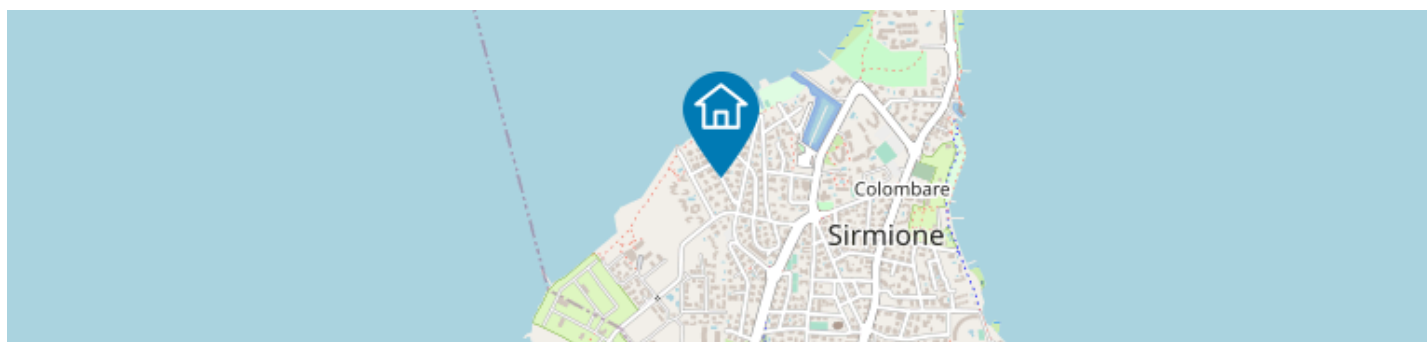
## ADDITIONAL INFORMATION

|                          |                              |                               |                                  |
|--------------------------|------------------------------|-------------------------------|----------------------------------|
| <b>Energy Rating:</b> A  | <b>Minimum IPE:</b> -        | <b>Heating:</b> Independent   | <b>State:</b> Under Construction |
| <b>Grade:</b> Elegant    | <b>Position:</b> Lake        | <b>View:</b> Garden View      | <b>Orientation:</b> -            |
| <b>Rooms / Locals:</b> 3 | <b>Floor:</b> -              | <b>Building Floors:</b> 2     | <b>Internal Levels:</b> 1        |
| <b>Garage:</b> 1         | <b>Mq Garage:</b> 18         | <b>Parking Space:</b> -       | <b>Terraces:</b> -               |
| <b>Mq Terraces:</b> -    | <b>Balconies Mq:</b> -       | <b>Arcades:</b> 1             | <b>Mq Arcades:</b> 14            |
| <b>Garden:</b> Private   | <b>Kitchen:</b> View Kitchen | <b>Furniture:</b> Possibility | <b>Annual Expenses:</b> -        |



## ACCESSORIES

- ✓ Air Conditioning
- ✓ Closet
- ✓ Condominium Park
- ✓ Data Network
- ✓ Double Glasses
- ✓ Electric Gate
- ✓ Home Automation System
- ✓ Lift
- ✓ Pedestrian Crossing
- ✓ Photovoltaic System
- ✓ Pool
- ✓ Satellite System
- ✓ Security Door
- ✓ Solar Panels
- ✓ Video Intercom



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