

Code: [V002390](#)

## MODERN DUPLEX PENTHOUSE IN SIRMIONE

Via Goito Sirmione BS Italia

SALE  
450.000€

Beds Bathrooms Commercial



2



2



70 mq

### DESCRIPTION:

In Lugana di Sirmione, in a quiet residential area surrounded by vineyards, a short distance from the lake and the beach, we propose an elegant and modern context under construction, developed on three floors above ground plus a basement for garages and cellars, complete with a beautiful swimming pool with sunbathing area. The building will be constructed in energy class A++ with excellent construction, plant engineering and finishing materials. Within the project, we present a penthouse on the second and top floor complete with attic directly connected by an internal staircase, ideal for the creation of an additional bedroom with bathroom or relaxing area, as required. On the main floor, the flat consists of a living area with an open kitchen and access, through a large French window, to the livable terrace with a beautiful open view over the green area. Through a convenient hallway we reach the sleeping area consisting of a spacious bedroom, a bathroom with shower and a large master bedroom complete with private bathroom. Both bedrooms have direct access to a balcony at the back. Possibility of purchasing a garage and/or covered parking space in the basement.

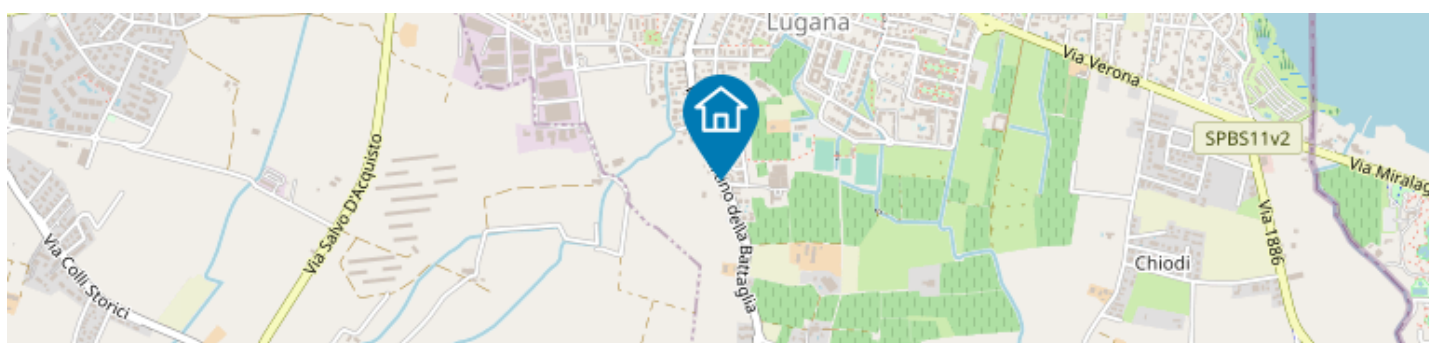
## ADDITIONAL INFORMATION

<b>Energy Rating:</b> A++	<b>Minimum IPE:</b> -	<b>Heating:</b> Independent	<b>State:</b> Next Realization
<b>Grade:</b> Elegant	<b>Position:</b> Lake	<b>View:</b> Open View	<b>Orientation:</b> -
<b>Rooms / Locals:</b> 3	<b>Floor:</b> 2	<b>Building Floors:</b> 4	<b>Internal Levels:</b> 2
<b>Garage:</b> -	<b>Mq Garage:</b> -	<b>Parking Space:</b> -	<b>Terraces:</b> 1
<b>Mq Terraces:</b> 17,74	<b>Balconies Mq:</b> 3	<b>Arcades:</b> -	<b>Mq Arcades:</b> -
<b>Garden:</b> No	<b>Kitchen:</b> View Kitchen	<b>Furniture:</b> Possibility	<b>Annual Expenses:</b> -



## ACCESSORIES

- ✓ Air Conditioning
- ✓ Condominium Park
- ✓ Data Network
- ✓ Double Glasses
- ✓ Electric Gate
- ✓ Electric Shutters
- ✓ Lift
- ✓ Photovoltaic System
- ✓ Pool
- ✓ Satellite System
- ✓ Security Door
- ✓ Solar Panels
- ✓ Theft Protection
- ✓ Video Intercom



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