Grandi Agenti Immobiliari Rete D'Impresa
Vicolo San Matteo, 2, - 37100 Verona (VR)
0458036579

Apartment for sale in Sirmione
€ 720.000
Ref. FRN11LDG



156 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 4

PENTHOUSE IN AN EXCLUSIVE LAKEFRONT COMPLEX IN SIRMIONE

This elegant and beautifully maintained residential complex is located on the southern part of the picturesque Sirmione peninsula, in an idyllic setting directly on the shores of Lake Garda, close to the “SIRMIONE DUE” marina and just a few minutes from the historic town centre.

The spacious penthouse apartment is situated on the first floor and extends over two levels.
The **lower level** features a bright and spacious living area with an open-plan designer kitchen and a bedroom, both with large floor-to-ceiling glass doors opening onto a magnificent terrace offering beautiful lake views on both sides. A bathroom completes this level.
The **upper level** comprises the sleeping area, with two additional bedrooms, both featuring private balconies, one of which also has a walk-in wardrobe. There is also a second bathroom equipped with a washing machine.

The apartment boasts high-quality finishes and modern comforts, including underfloor heating, air conditioning, independent mains gas heating, an alarm system and a safe. A spacious, lockable private garage is also included.

The property is in **impeccable condition** and is offered for sale partially furnished. The purchase price includes, among

other features, the modern fitted kitchen and elegant, custom-made built-in wardrobes with practical storage solutions. The possibility of purchasing the apartment **fully furnished with high-quality designer furniture** can also be arranged!

The property is also perfectly suited for holiday rentals, making it an **excellent investment opportunity with attractive rental income potential**.

The exclusive residential complex enjoys a wonderfully peaceful location, surrounded by extensive, beautifully landscaped gardens and featuring **five swimming pools**.
Despite its tranquil setting, the residence is easily accessible and conveniently located close to all essential amenities and the town centre. It is also an ideal starting point for scenic walks and cycling tours along the beautiful shores of Lake Garda.

A truly exceptional property, combining elegance, comfort and an exclusive lakeside lifestyle with excellent investment potential!

Certification

Energy Class: B	**EPglnr**: 90.65 kwh/□

Features

Code: FRN11LDG	Reason: Sale
Categoria: Apartment	Address: Via San Vito, 4
Municipality: Sirmione	Total Square Meters: 156 sq.m.
Bedrooms: 3	Bathrooms: 2
Rooms: 4	State of Preservation: Excellent
Level: On two-levels	Total Floor: 2
Heating: Heating	Building Costs: € 200
Balconies: Present	Terrace: Present
Garden: Common	Sea Distance: 500 meter
Kitchen: Exposed Kitchen	Box: Double
Fireplace	

















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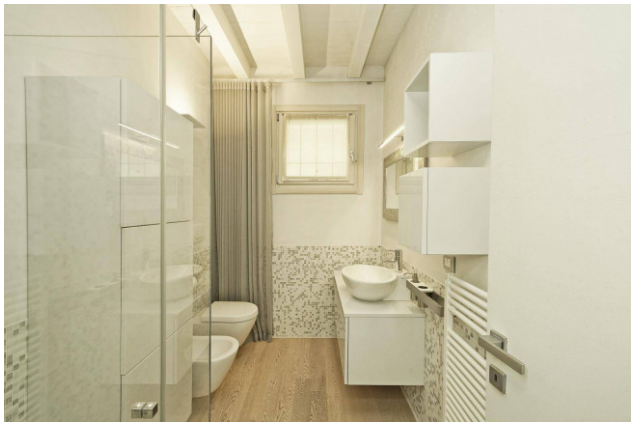





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PIANO PRIMO



PIANO SECONDO

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