



Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3911415140 info@albahome.it www.albaluxury.it



ALBAHOME

Flat Sale in Sirmione (BS) Via XXV Aprile 31

Luxurious flat on a peninsula

In Sirmione peninsula facing west with sunset view on Lake Garda, one of the most prestigious positions in the circle, we propose ground floor flat with total lake view, a suggestive panorama that we can hardly find.

Internally the house consists of a large living room with open kitchen, view of the lake from everywhere and direct access to the outside porch with the possibility to have lunch or dinner outside overlooking the pool and the lake.

The house has two double bedrooms, two bathrooms, one of which with Jacuzzi and a lovely window that allows you to admire the view of the lake even when lying down.

The house is completed by a common solarium reachable by lift, a large cellar and a covered parking space in the basement.

Territory:

Sirmione is located along the peninsula of the same name, which extends into Lake Garda for about 4 kilometres and divides the southern lake shore into two parts. Part of the municipal territory extends east of the peninsula to include that of Punta Grò.

The hinterland extends in the direction of the moraine hills that surround the southern part of the lake itself and includes part of the Lugana production area.

The municipality borders Peschiera del Garda to the southeast and Desenzano del Garda to the southwest. The section on the lake borders Lazise and Castelnuovo del Garda to the east and Padenghe sul Garda to the north.

INFORMATION

Ref.	Lago di Garda
Type	Sale
Category	Flat
Price	1,250,000.00
Annual Expense	600.00 EUR
Year	2015
Energetic Class	A 91.21 kWh/m ² a

NUMBER

Rooms	3
Bedrooms	2
Bathrooms	2
Balconies + Terraces	
Floor	
Car Space	
Box	1

SQUARE METERS

Commercial	140
Garden	
Cellar	10
Balconies + Terraces	
Attic	
Tavern	
Box	18

FEATURES

Property Conditions	Perfect Conditions	Rank	Elegant	Position	Lake
View	Lake View	Orientation	North West South East	Free Sides	4



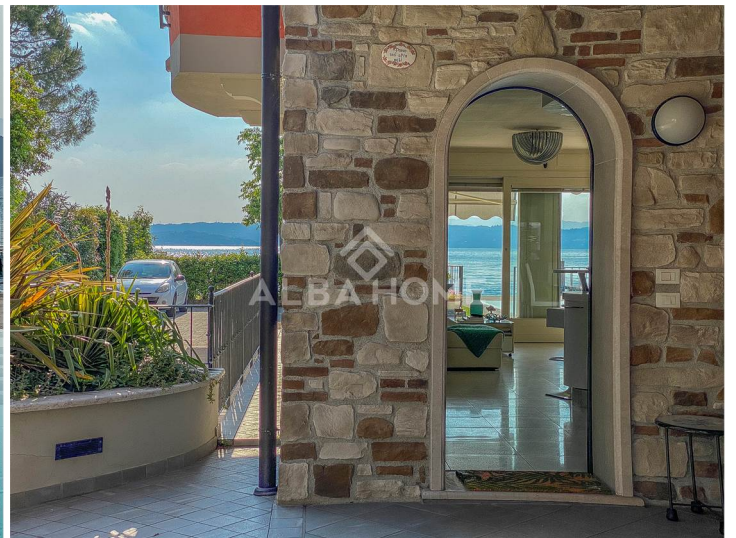
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Garden	No	Furniture	Possibility	Type living	Living room
Kitchen	View Kitchen	Heating	Independent	Heating Type	Boiler
Type of heating system	Floor heating	Energy source	Gas	Hot Water	Independent
Cooling	Floor	Fixtures	Wooden double glazed	Doors	Excellent
Blind	Oscurante Pvc	Floors Living Room	Ceramic	Floors Bedrooms	Ceramic
Floors Kitchen	Ceramic	Floors Bathroom	Ceramic	Access for disabled	No

ACCESSORIES

Antitheft	Air conditioning	Electric gate	Double glazing	Car passage
Footpath	Swimming pool	Armoured door	Data network	Video surveillance
Flyscreens				

IMAGES





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PIANO TERRA

