



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



Villa Sale in Sirmione (BS) Via Amendola 18

Villa 50 metres from the lake, Sirmione

This magnificent villa for sale in Sirmione, the pearl of Lake Garda, offers an extraordinary opportunity to live in a luxurious and comfortable environment. Located on the coast, just 50 meters from the beautiful Brema Beach, it is part of an exclusive complex of nine newly built villas. The setting provides breathtaking views of the lake while ensuring an atmosphere of silence and tranquility.

Key features of the villa:

Total area of 230 sqm spread over three levels: basement, first floor, and second floor.

Four spacious bedrooms, each with an area ranging from 15 to 30 sqm.

Spacious living room with a 70 sqm kitchenette, fully equipped with Miele appliances.

Four bathrooms, two of which are private, with high-quality finishes.

Design and prestigious furnishings, with walls and floors covered in exquisite marble.

Direct access to the terrace, garden, and pool from the ground floor.

Private pool for moments of relaxation and enjoyment.

Garage for three cars with direct access to the house.

High-quality finishes include:

Air conditioning for maximum comfort.

Double glazing for thermal and acoustic insulation.

Home electronics, internet connection, and surveillance cameras.

Jacuzzi for moments of pure relaxation.

Automatic awnings, barbecue, and hot tub for maximum comfort.

Irrigation system, fire prevention system, alarm, and automatic gates for security.

Safe, reinforced door, video intercom for your family's peace of mind.

The villa's location provides easy access to major facilities:

City center only 4.3 km away.

Beach and lake just 50 meters from the complex.

Proximity to parks and other attractions in the area.

This villa represents a unique opportunity for those who wish to live in a luxury environment, surrounded by the beauty of Lake Garda and with direct access to one of the most beautiful beaches in the area. Contact us for further details and to arrange a visit to this extraordinary property.



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INFORMATION

Ref.	Lago di Garda
Type	Sale
Category	Villa
Price	2,700,000.00
Annual Expense	
Year	2022
Energetic Class	A+ 87.21

NUMBER

Rooms	5
Bedrooms	4
Bathrooms	4
Balconies + Terraces	1
Floor	
Car Space	
Box	2

SQUARE METERS

Commercial	230
Garden	
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	50

FEATURES

Property Conditions	New	Rank	Elegant	Position	Lake
View	Open View	Orientation	North West South East	Free Sides	4
Garden	Private	Furniture	Possibility	Type living	Living room
Kitchen	Eat-In Kitchen	Heating	Independent	Heating Type	Boiler
Type of heating system	Radiator heating	Energy source	Gas	Hot Water	Independent
Cooling	Split	Fixtures	PVC double glazed	Doors	Excellent
Blind	PVC Blinds	Floors Living Room	Marble	Floors Bedrooms	Marble
Floors Kitchen	Marble	Floors Bathroom	Marble	Access for disabled	No

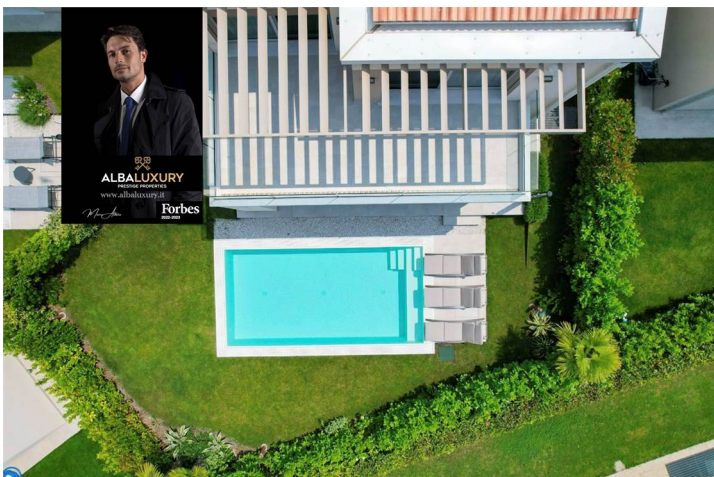
ACCESSORIES

Antitheft	Air conditioning	Electric gate	Double glazing	Laundry room
Swimming pool	Storage room	Awning		

IMAGES



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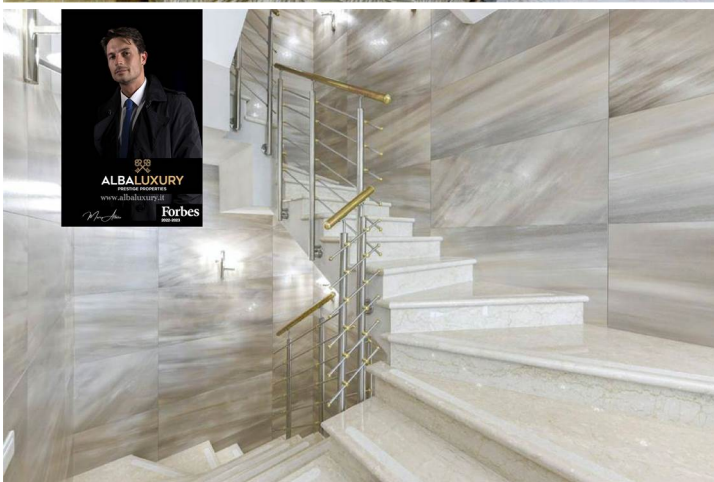


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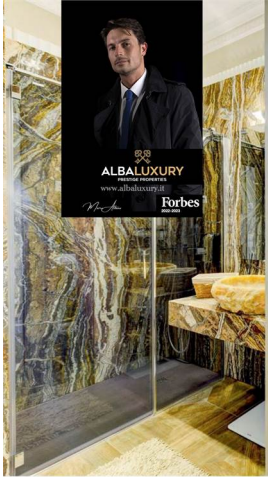


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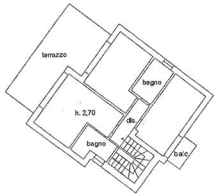


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Allegato di Rep. 1

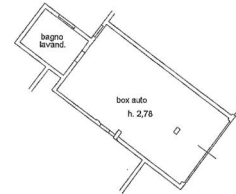
PIANO PRIMO



PIANO TERRA



PIANO SOTTOSTRADA 1



PIANO SOTTOSTRADA 1

