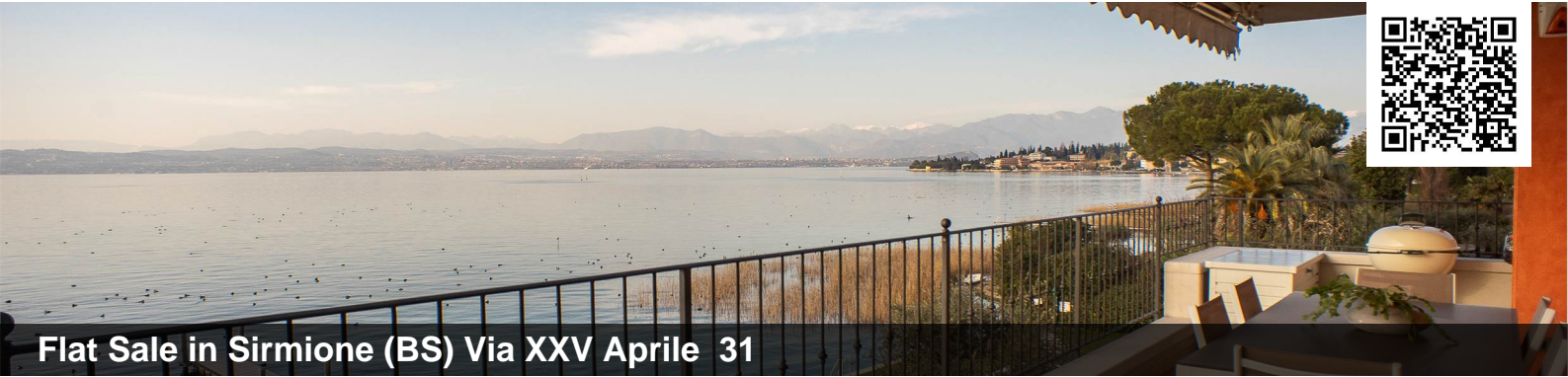




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## Flat Sale in Sirmione (BS) Via XXV Aprile 31

### Penthouse in Sirmione Peninsula, Lake Garda

This extraordinary apartment, located in Sirmione on the west-facing peninsula with a sunset view over Lake Garda, represents a unique opportunity. Positioned on the second floor, access is made even more convenient thanks to the elevator, adding an extra touch of elegance and comfort to this residence.

The interior of the house features a spacious living room with an open kitchen, providing a panoramic view of the lake from every angle. Direct access to the external terrace offers the possibility of enjoying outdoor meals with a breathtaking view of the pool and the lake.

The two double bedrooms, both with panoramic views, and the two bathrooms, one with a Jacuzzi and a charming window, complete the atmosphere of luxury and comfort. A common solarium, accessible by elevator, adds further prestige to this exclusive residence. Additionally, the presence of a large cellar and a covered parking space in the basement ensures convenience and storage space.

Among the security and comfort features, it is worth mentioning the armored door, alarm system, safe, mosquito nets on all windows, electric shutters, 2 cellars, external sunshades, air conditioning/heat pump, solar panels, and the whirlpool bath.

In conclusion, this penthouse served by an elevator not only offers a luxurious dwelling with a spectacular view but also an experience of life characterized by convenience and elegance.

#### INFORMATION

Ref.	Lago di Garda V
Type	Sale
Category	Flat
Price	1,390,000.00
Annual Expense	2,500.00 EUR
Year	2015
Energetic Class	B 123.45

#### NUMBER

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

#### SQUARE METERS

Commercial	130
Garden	
Cellar	10
Balconies + Terraces	25
Attic	
Tavern	
Box	18

### FEATURES

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



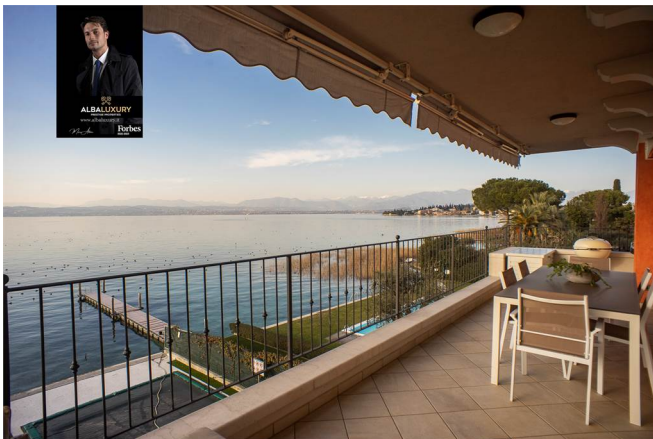
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Garden	No	Furniture	Possibility	Type living	Living room
Kitchen	View Kitchen	Heating	Independent	Heating Type	Boiler
Type of heating system	Floor heating	Energy source	Gas	Hot Water	Independent
Cooling	Floor	Fixtures	Wooden double glazed	Doors	Excellent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

## ACCESSORIES

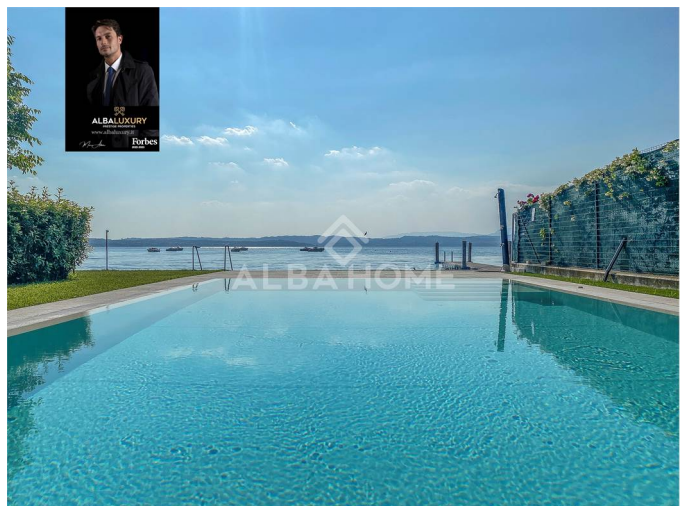
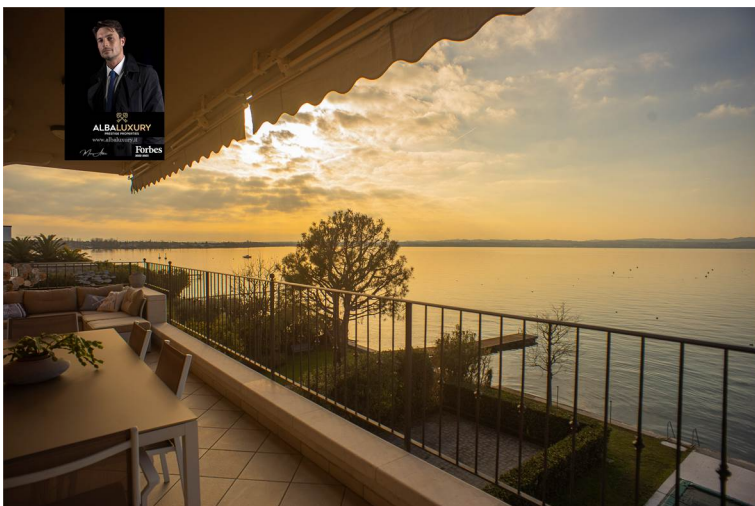
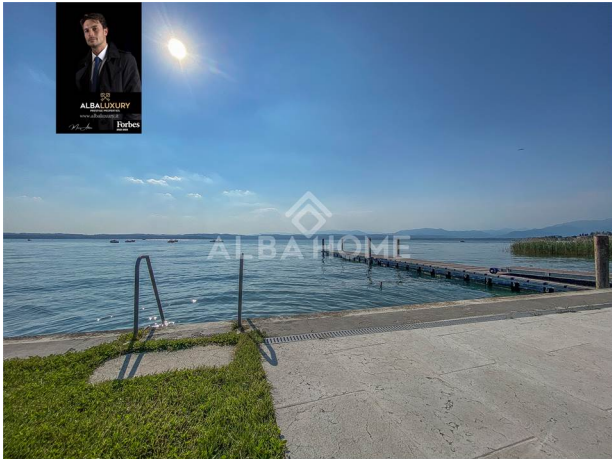
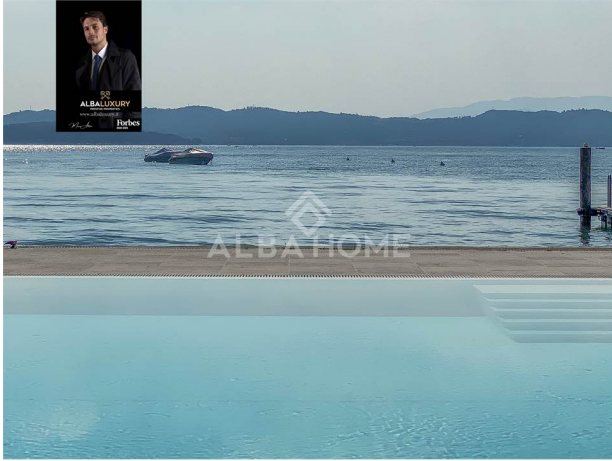
Antitheft	Air conditioning	Lift	Electric gate	Double glazing
Car passage	Footpath	Swimming pool	Armoured door	Data network
Video surveillance	Flyscreens			

## IMAGES



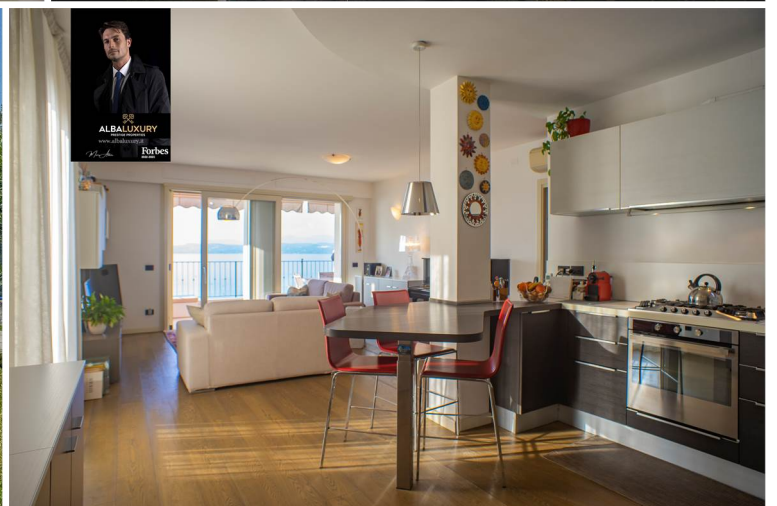
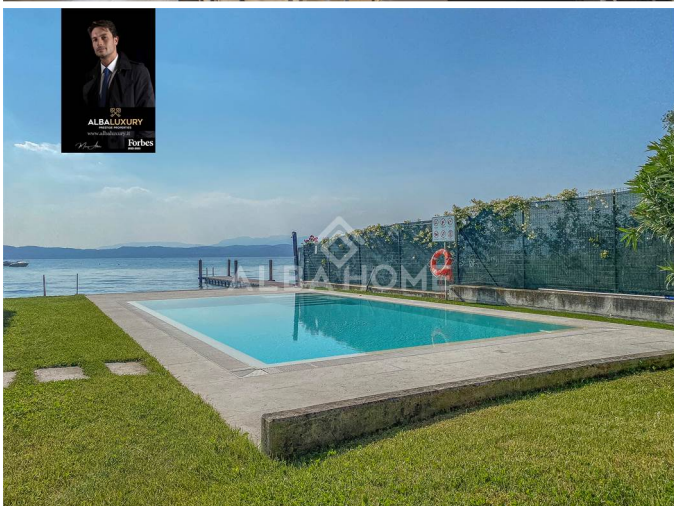
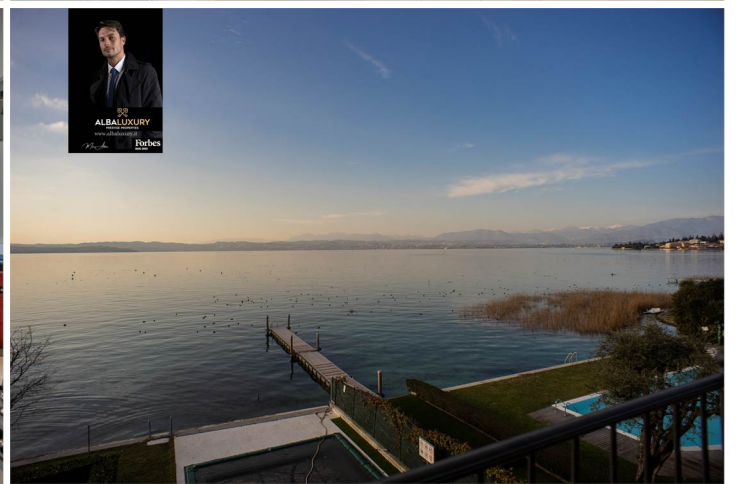
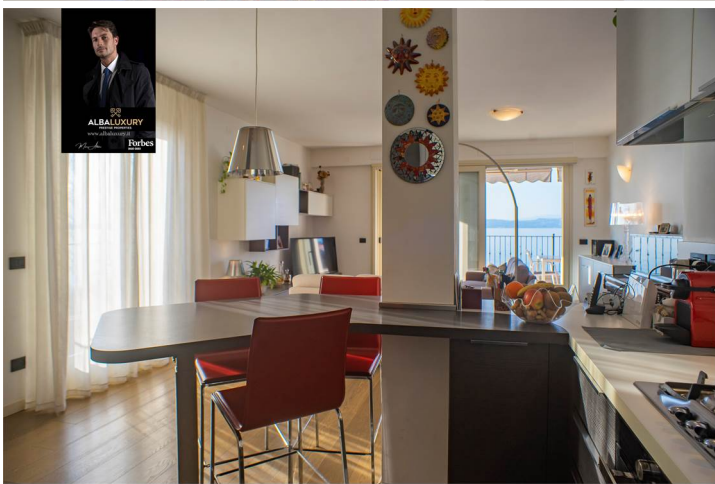
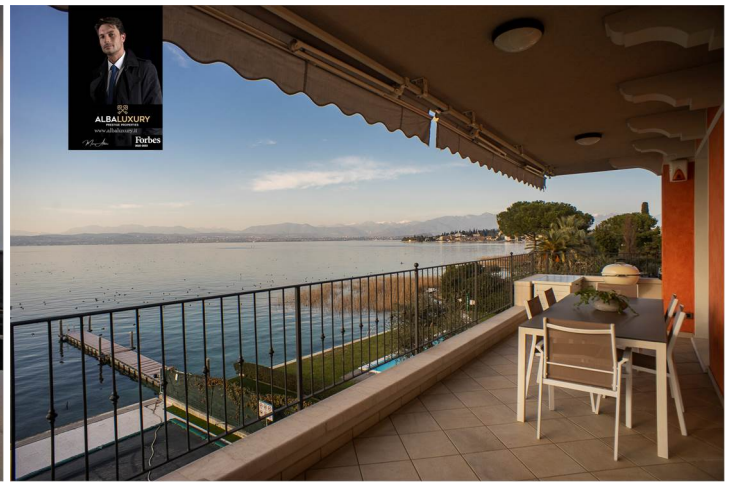
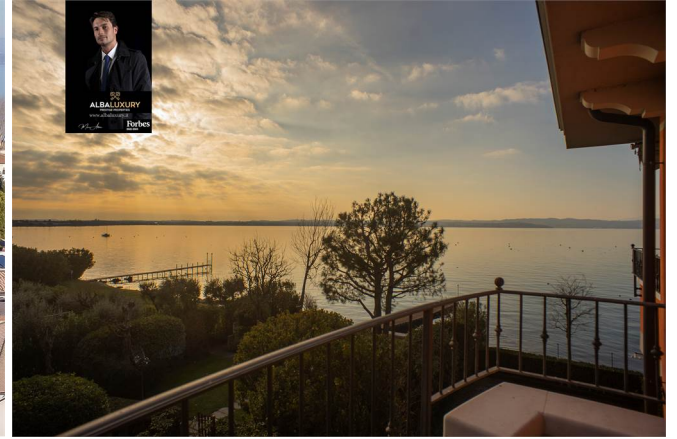


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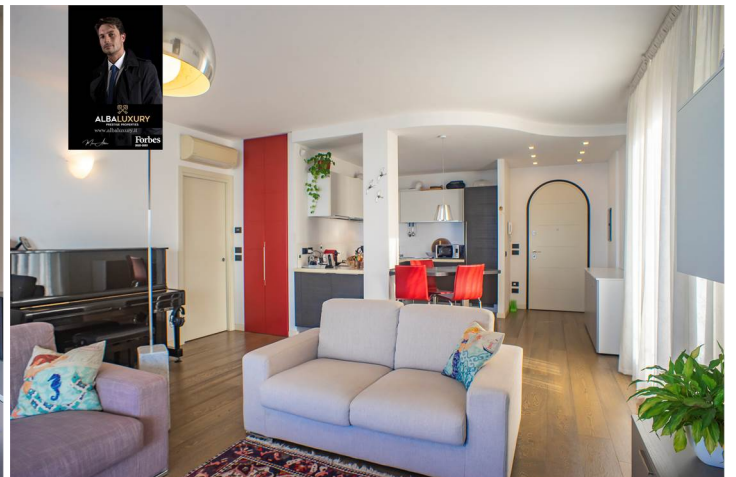
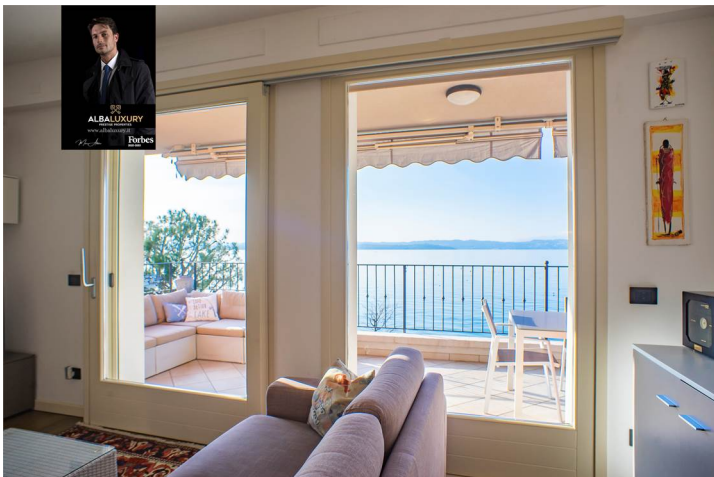
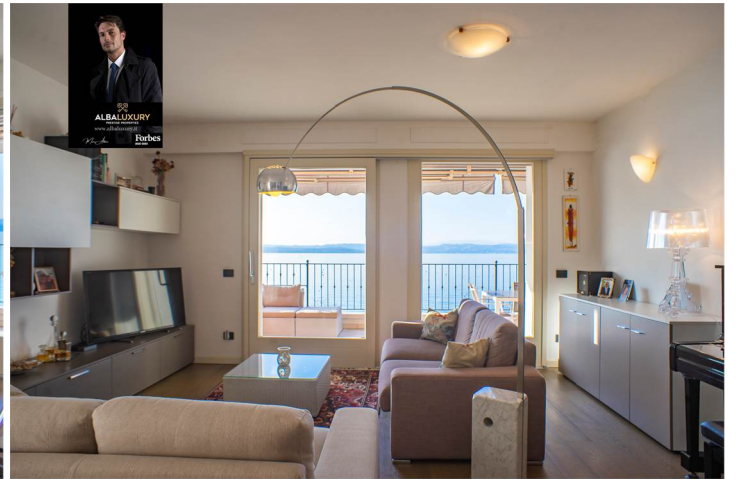
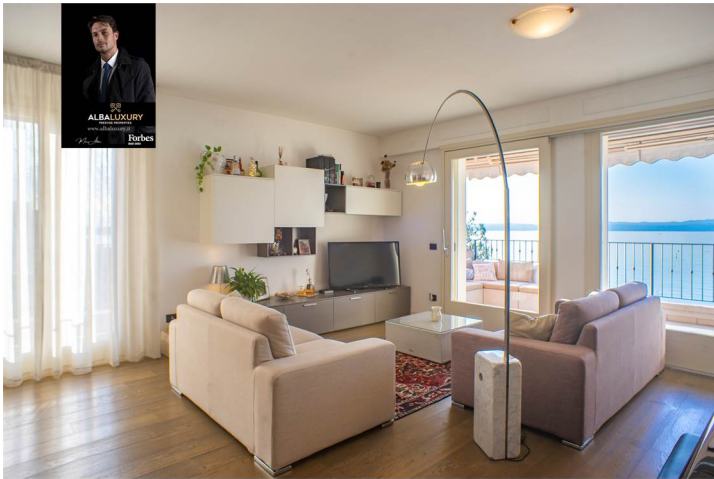
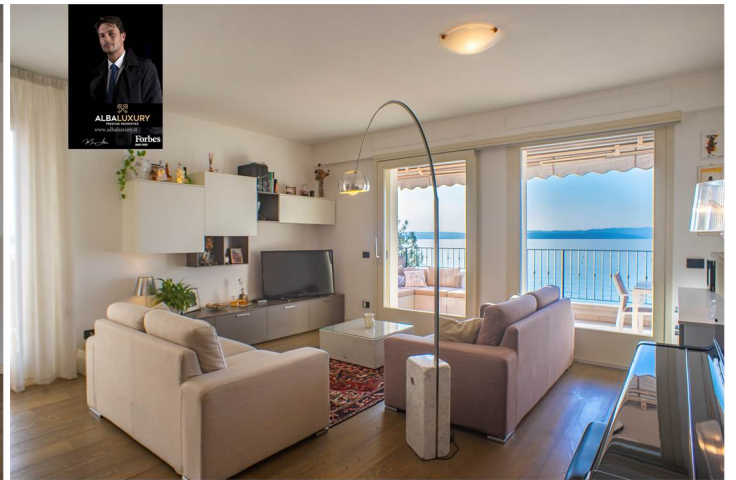
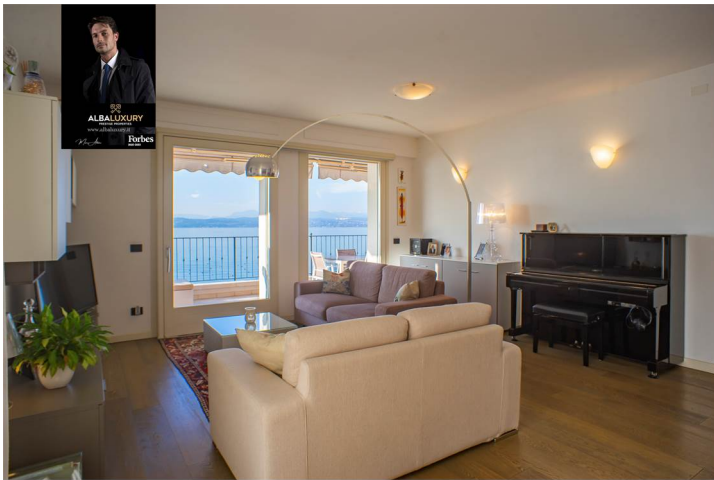


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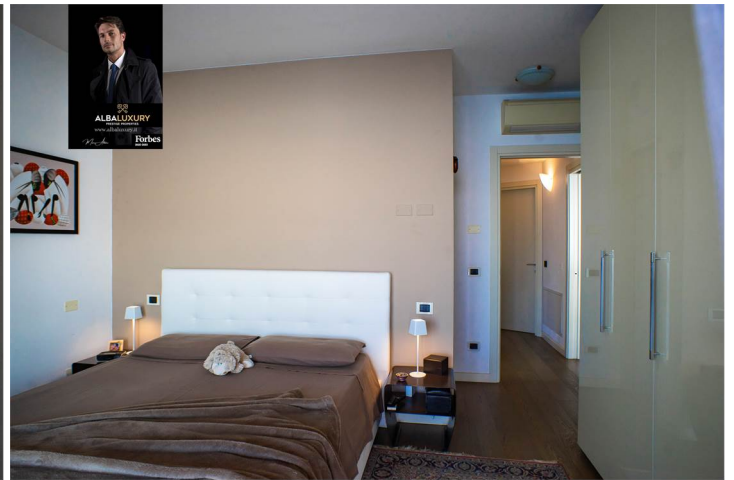
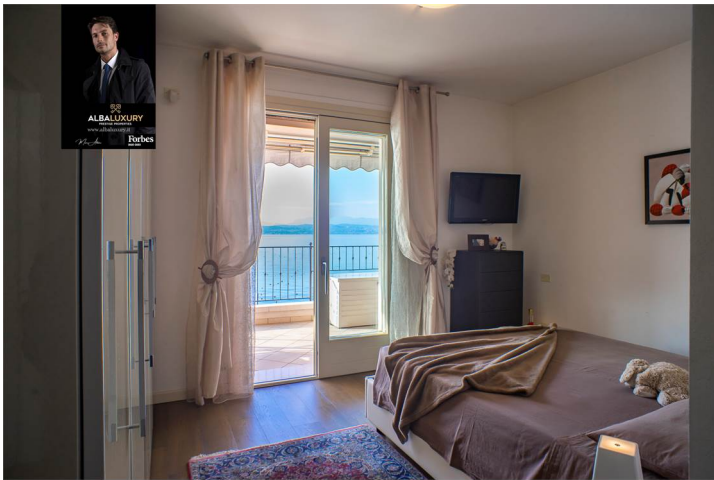


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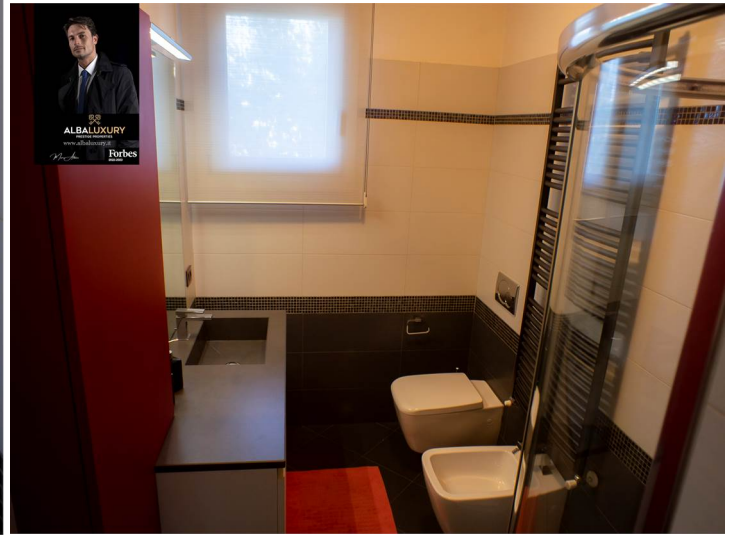
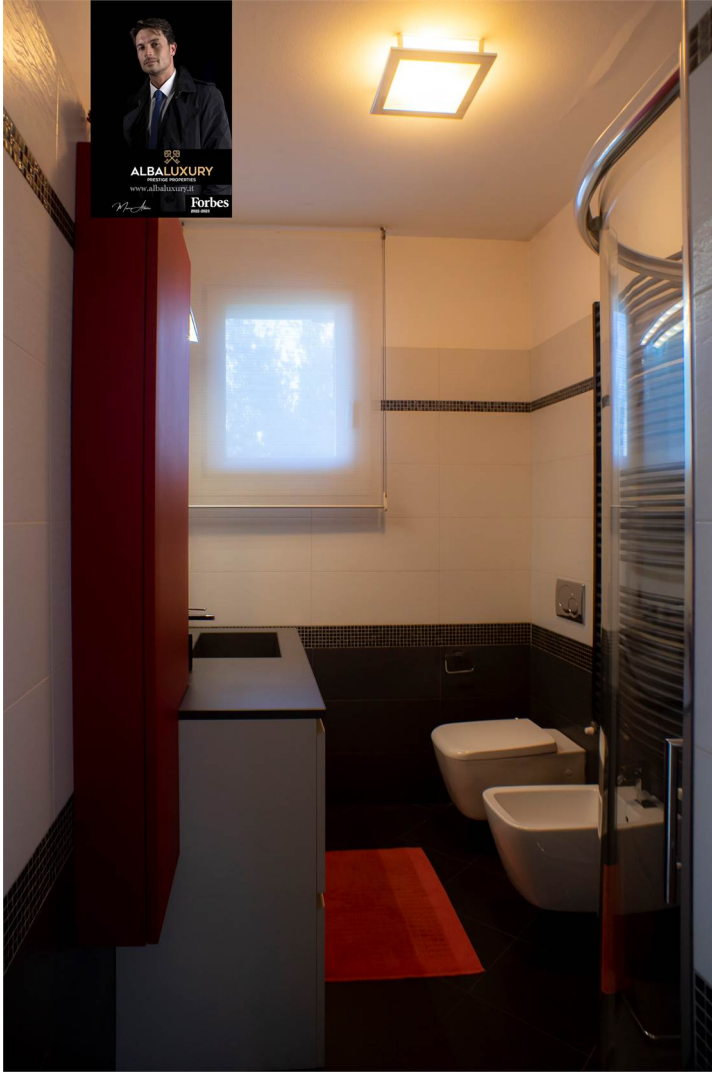


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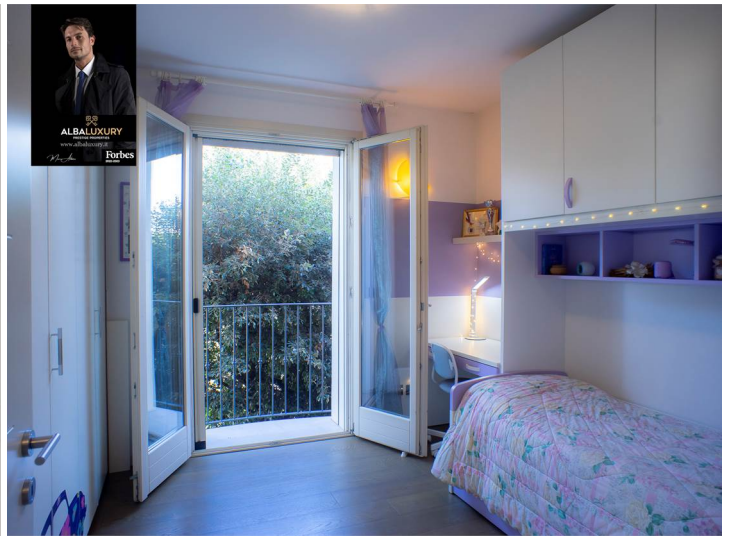
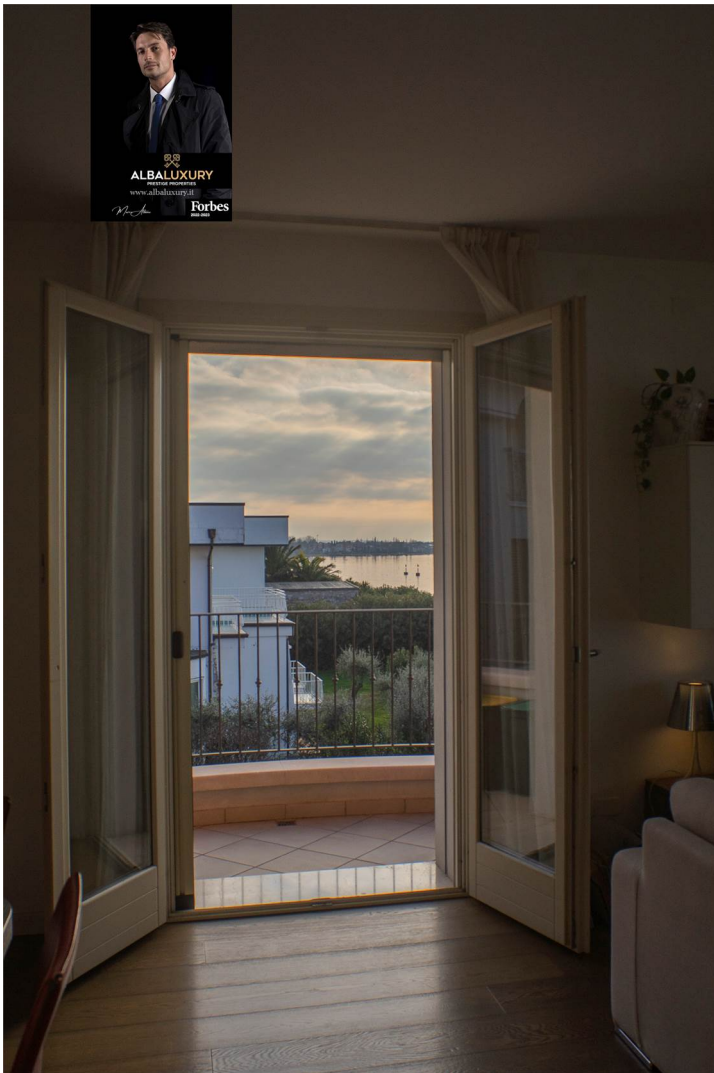


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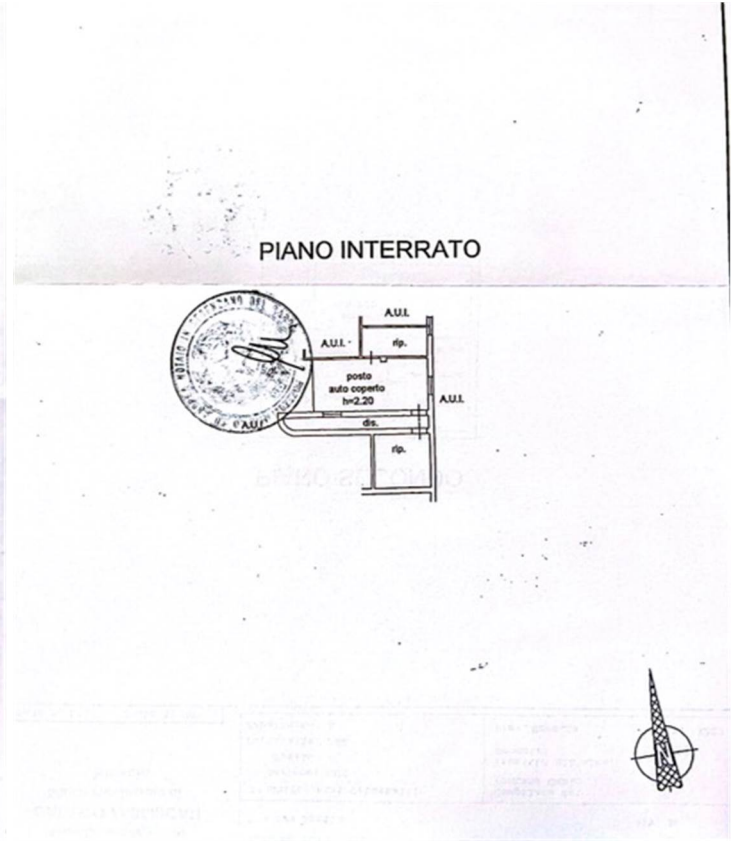
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