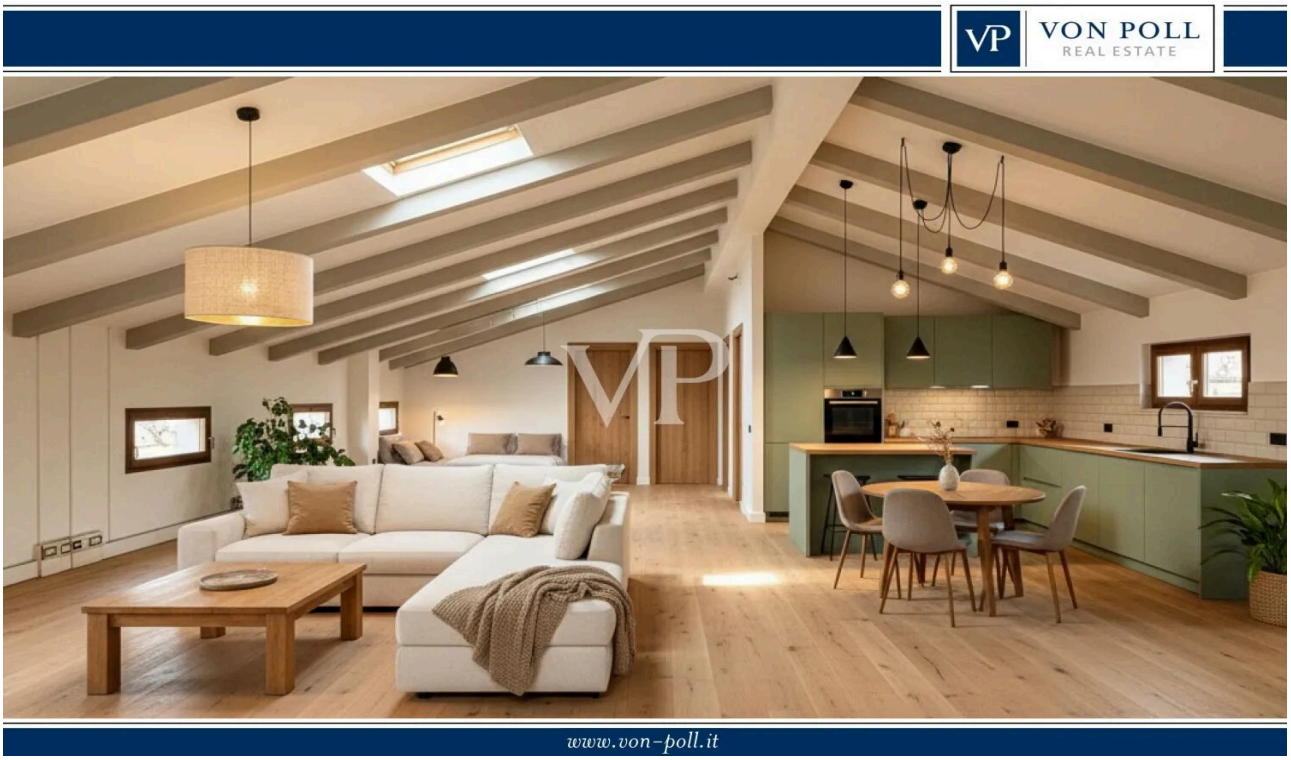
Sirmione

Exclusive residential gem in a central location in Sirmione - your dream apartment to help design

Property ID: IT244151668



PURCHASE PRICE: 297.000 EUR • LIVING SPACE: ca. 75 m^2 • ROOMS: 3

Property ID: IT244151668 - 25019 Sirmione

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Property ID: IT244151668 - 25019 Sirmione

At a glance

Property ID	IT244151668
Living Space	ca. 75 m²
Floor	2
Rooms	3
Bedrooms	2
Bathrooms	2
Year of construction	2025

Purchase Price	297.000 EUR
Type	Attic
Total Space	ca. 80 m²

Property ID: IT244151668 - 25019 Sirmione

Energy Data

Energy Source	Remote
Energy certificate valid until	20.03.2034

Energy Certificate	Energy demand certificate
Final Energy Demand	50 kWh/m²a
Energy efficiency class	B

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The property

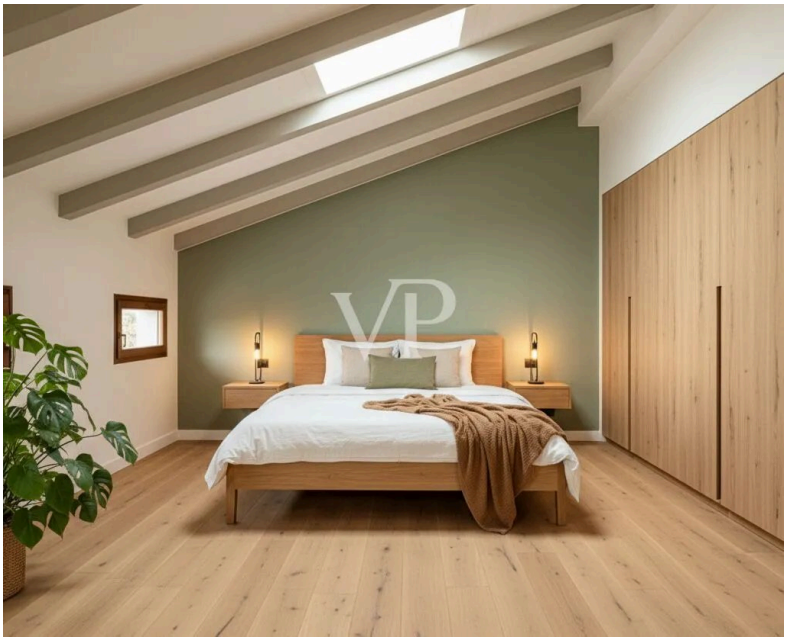




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The property





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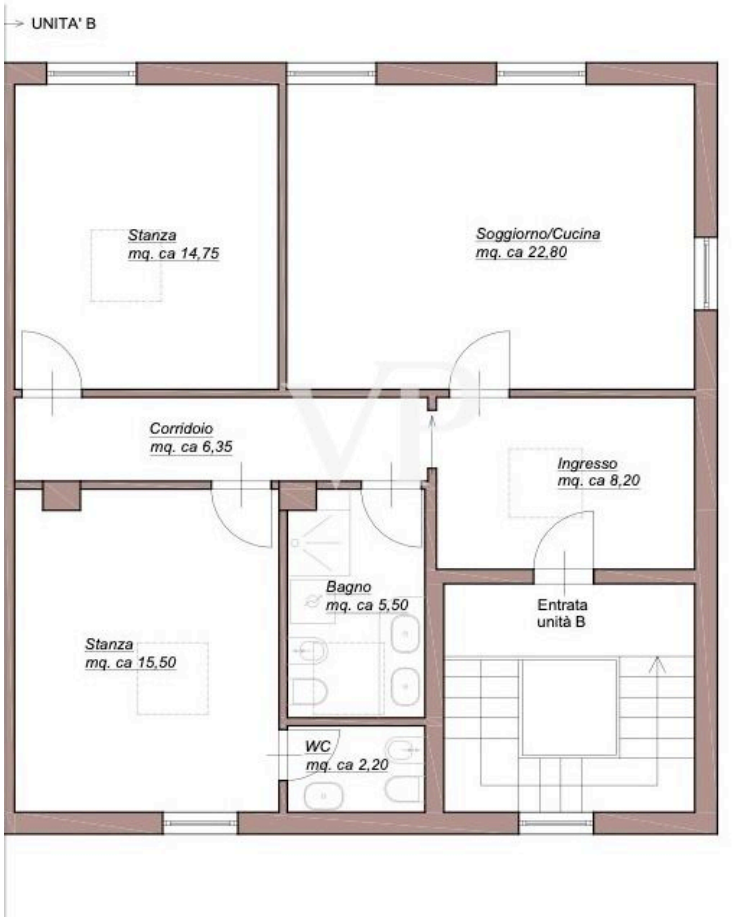
The property





Property ID: IT244151668 - 25019 Sirmione

Floor plans



This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

Property ID: IT244151668 - 25019 Sirmione

A first impression

Discover your dream apartment in the enchanting region of Sirmione: this exquisite top-floor apartment combines stylish living, top building quality and modern design. With a net living area of approx. 75 m², it offers you a harmonious living concept that leaves nothing to be desired.

The apartment has three inviting rooms, including two spacious bedrooms, which invite you to relax and feel good. The space is complemented by a modern bathroom, a practical daytime WC and the option of acquiring two parking spaces. The well thought-out architecture also gives you maximum flexibility: design your dream apartment according to your individual ideas - from room layouts to flooring and tiles.

Amidst the picturesque backdrop of Sirmione, you can enjoy the unique charm of this sought-after location. The central position, the Mediterranean atmosphere and the proximity to the historic old town make this property a real highlight. Whether as a vacation home or main residence - this new-build apartment offers a perfect combination of contemporary living comfort and the special flair of one of the most beautiful areas in Italy.

Why Sirmione? This idyllic town on Lake Garda impresses with its exclusive surroundings, Mediterranean ambience and charming old town. It attracts people from all over the world who are looking for the perfect combination of nature, culture and quality of life.

Arrange a viewing today and be enchanted by the incomparable beauty of Sirmione!

Property ID: IT244151668 - 25019 Sirmione

Details of amenities

- Last floor (Attica)
- Optional two parking spaces
- Close to the center
- New

The renders are not perfectly to scale and are intended solely as approximate visualizations to provide a general impression.

Property ID: IT244151668 - 25019 Sirmione

All about the location

Sirmione, the "Pearl of Lake Garda", is one of the most sought-after destinations in northern Italy. With its breathtaking location on a narrow peninsula that juts deep into Lake Garda, Sirmione combines cultural treasures, Mediterranean flair and an excellent infrastructure. This unique location not only offers ideal conditions for relaxing vacations, but is also an attractive choice for real estate investments.

Sirmione is strategically located on the southern shore of Lake Garda and is easily accessible from both Verona (approx. 30 km) and Milan (approx. 130 km). The proximity to international airports such as Verona-Villafranca and Bergamo-Orio al Serio guarantees optimal accessibility - an important advantage for vacation properties and short-term rentals.

The peninsula itself offers a spectacular backdrop: On one side the sparkling blue of Lake Garda, on the other a charming old town with a medieval character.

Sirmione is rich in history and culture. The most famous sights include:
Scaliger Castle: an impressive fortress guarding the entrance to the old town.
The Caves of Catullus: One of the most important archaeological sites in northern Italy with the ruins of an ancient Roman villa.
The cultural importance of Sirmione attracts thousands of tourists every year and increases the value of real estate in the region.

Sirmione is famous for its thermal springs, which have been valued for their healing properties since Roman times. The modern spas, such as the Terme di Sirmione, offer exclusive wellness facilities and attract health-conscious visitors from all over the world. This uniqueness increases the attractiveness for vacation guests and potential tenants.

The area around Sirmione offers numerous opportunities for sporting activities and relaxation:
Water sports: sailing, surfing, stand-up paddling and boat trips are very popular on Lake Garda.
Cycling and hiking: The gentle hills of the region invite you to take relaxing tours, while ambitious cyclists enjoy the challenging climbs.
Golf: High-quality golf courses such as the "Gardagolf Country Club" are located nearby.
This variety makes Sirmione an ideal location for vacation properties with high rental potential.

Sirmione combines historical charm with modern infrastructure. The old town offers a

variety of upscale restaurants, boutiques and cafés, while modern shopping centers and medical care facilities are just a short distance away. In addition, well-developed road and rail connections provide quick access to the most important cities in the region.

Sirmione is not only a place for vacation properties, but also a safe haven for investments. The real estate market on Lake Garda has shown a stable performance for years. Demand for vacation apartments in premium locations such as Sirmione clearly exceeds supply, which means that property prices are expected to rise in the long term.

Thanks to the combination of an exclusive location, tourist potential and limited building land, Sirmione is ideal for:

Capital investors who want to benefit from long-term increases in value.
Short-term rentals, as vacation properties on Lake Garda can achieve high yields, especially in the high season.

The mild Mediterranean climate, the beauty of the landscape and the relaxed atmosphere make Sirmione a place where you can unwind. Whether as a family retreat, a second home or an investment, Sirmione offers a quality of life that is second to none.

Now is the right time to invest in a property in Sirmione - whether as a private retreat or as a high-yield investment. Let yourself be inspired by the magic of this unique place!

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Contact partner

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