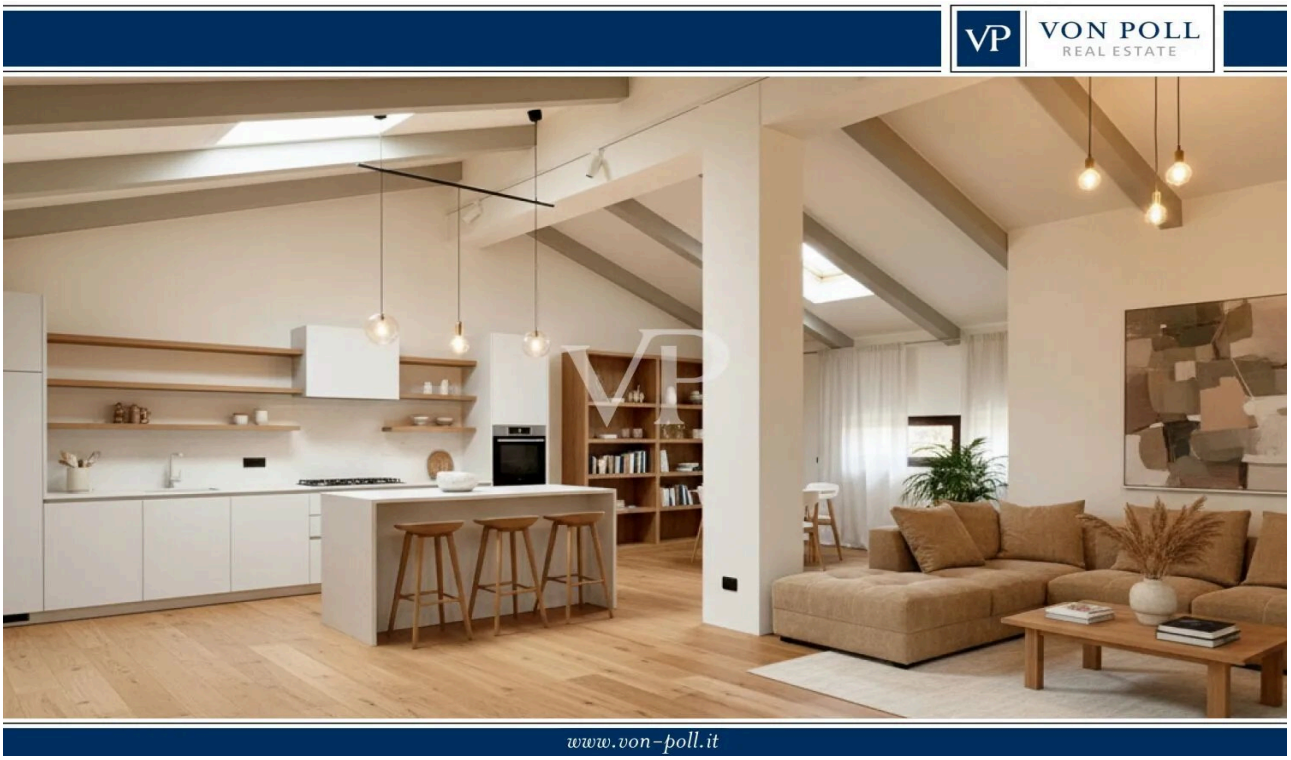
Sirmione

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

Property ID: IT254922609



PURCHASE PRICE: 530.000 EUR • LIVING SPACE: ca. 103 m^2 • ROOMS: 4

Property ID: IT254922609 - 25019 Sirmione

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Property ID: IT254922609 - 25019 Sirmione

At a glance

Property ID	IT254922609
Living Space	ca. 103 m²
Floor	2
Rooms	4
Bedrooms	3
Bathrooms	2
Year of construction	2025
Type of parking	2 x Other

Purchase Price	530.000 EUR
Type	Attic
Total Space	ca. 152 m²
Usable Space	ca. 124 m²
Equipment	Terrace

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Energy Data

Energy Source	Remote
Energy certificate valid until	20.08.2035

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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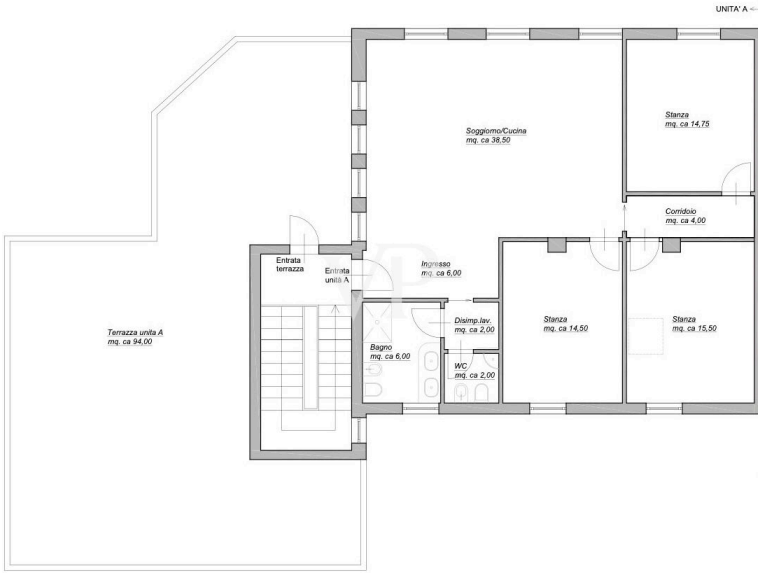
The property





Property ID: IT254922609 - 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.

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A first impression

Set against the picturesque backdrop of Sirmione, this high-quality new-build apartment presents a unique opportunity for discerning buyers. The central location combined with modern architecture and flexible design options make this property a real highlight.

Property highlights at a glance:
Living space: 103 m² net, 124 m² gross
Terrace: impressive 94 m², perfect for relaxing evenings and social gatherings
Floor: 2nd and last floor for maximum privacy
Room layout:
3 spacious double bedrooms
An impressive 39 m² living room - the ideal place to relax and enjoy yourself
1 modern bathroom and 1 practical day toilet
Flexibility according to your wishes
As the apartment is still under construction, you have the unique opportunity to play an active role in its design: Choose your preferred room layouts, flooring, tiles and other details - and create your own personal dream home.

Additional benefits
Double orientation for optimal light conditions and a pleasant living climate
Optional purchase of two parking spaces.
New-build quality with state-of-the-art standards for maximum living comfort

Why Sirmione?
Sirmione is one of the most sought-after residential areas on Lake Garda. The charming old town, the Mediterranean flair and the exclusive surroundings attract people from all over the world. This property combines the unique character of Sirmione with the exclusivity of a new build.

Don't hesitate - shape your future in one of the most beautiful areas of Italy. Arrange a viewing appointment today!

Property ID: IT254922609 - 25019 Sirmione

Details of amenities

- Last floor (Attica)
- Large private south-facing terrace
- Two orientations
- 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: IT254922609 - 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. The demand for vacation apartments in premium locations such as Sirmione clearly exceeds the 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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