Sirmione

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

Property ID: IT254922610



PURCHASE PRICE: 0 • LIVING SPACE: ca. 178 m^2 • ROOMS: 7

Property ID: IT254922610 - 25019 Sirmione

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At a glance

Property ID	IT254922610
Living Space	ca. 178 m²
Floor	2
Rooms	7
Bedrooms	5
Bathrooms	4
Year of construction	2025
Type of parking	4 x Other

Purchase Price	Auf Anfrage
Type	Apartment
Total Space	ca. 250 m²
Usable Space	ca. 200 m²
Equipment	Terrace

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Energy Data

Energy Source	Air-to-water heat pump	Energy Certificate	Energy demand certificate
Energy certificate valid until	20.03.2034	Final Energy Demand	50 kWh/m²a
Power Source	Air-to-water heat pump	Energy efficiency class	B

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The property

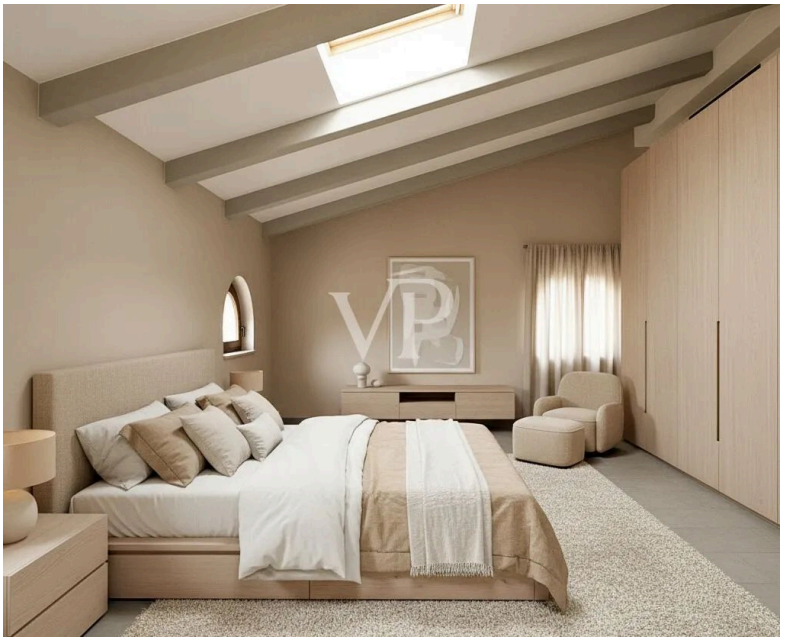




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The property





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The property





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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

In the heart of the picturesque setting of Sirmione, one of the most desirable resorts of Lake Garda, there is a newly built top floor apartment. A perfect combination of central location, modern architecture and possibility of customization. making it a unique opportunity.

With a commercial area of 200 m², the apartment offers bright and comfortable spaces. The centerpiece is the living room of an impressive 61 m², a spacious and cozy space ideal for relaxing and enjoying every moment. Five double bedrooms ensure maximum comfort for family or guests, while two modern bathrooms and two handy additional facilities ensure functionality and convenience.

The 94-m² terrace is a real gem: an outdoor space ideal for summer dinners or relaxing moments in the Lake Garda sun. Located on the second and top floor, the apartment offers privacy and tranquility, key features of an exclusive home.

Since the construction is still in progress, you will have the unique opportunity to customize the apartment according to your tastes. You will be able to choose the division of space, materials for floors and walls, and every detail that will make this home truly yours.

Thanks to the double exposure, the apartment is bright at all times of the day and offers a pleasant living climate. Up to four parking spaces can also be purchased to ensure maximum convenience. The construction is designed according to the latest standards of quality and energy efficiency.

This apartment combines the exclusivity of a new building with the authentic charm of Sirmione. The historic town, its Mediterranean character, and the unique atmosphere of Lake Garda attract visitors from all over the world. Here, tradition and modernity coexist in perfect harmony.

Don't miss the opportunity to live in one of Italy's most beautiful areas. Contact us now to schedule a visit and discover the home of your dreams in Sirmione. An exclusive future is waiting for you!

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Details of amenities

- Last floor (Attica)
- Large private south-facing terrace
- Two orientations
- Optional four parking spaces
- Close to the center
- New

The renderings are not to scale and serve only as approximate visual representations to give a general impression.

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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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