Sirmione

Investment in Sirmione: Unparalleled development site with parking spaces in a prime location

Property ID: IT264922692



PURCHASE PRICE: 480.000 EUR • LIVING SPACE: ca. 178 m^2 • ROOMS: 7

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At a glance

Property ID	IT264922692
Living Space	ca. 178 m²
Floor	2
Rooms	7
Bedrooms	5
Bathrooms	2
Year of construction	2025
Type of parking	4 x Other

Purchase Price	480.000 EUR
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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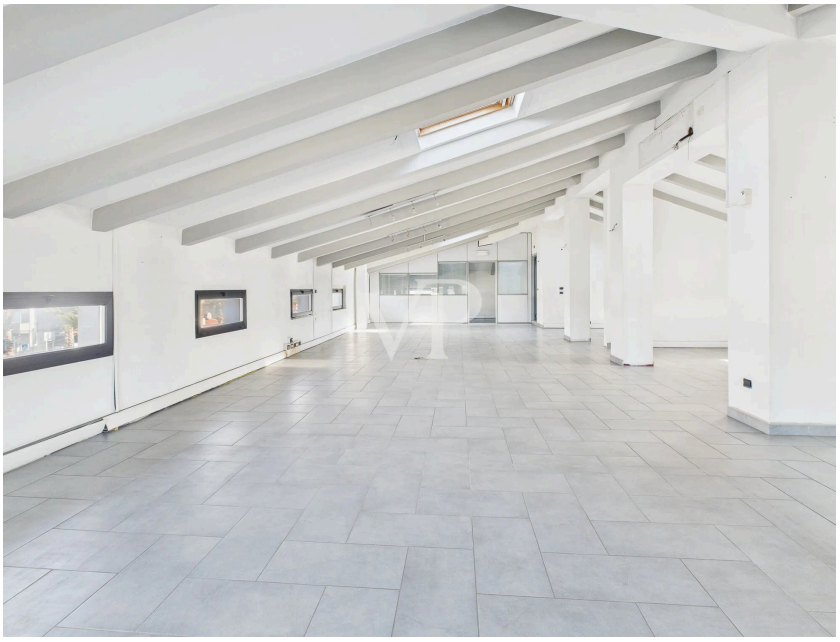
The property

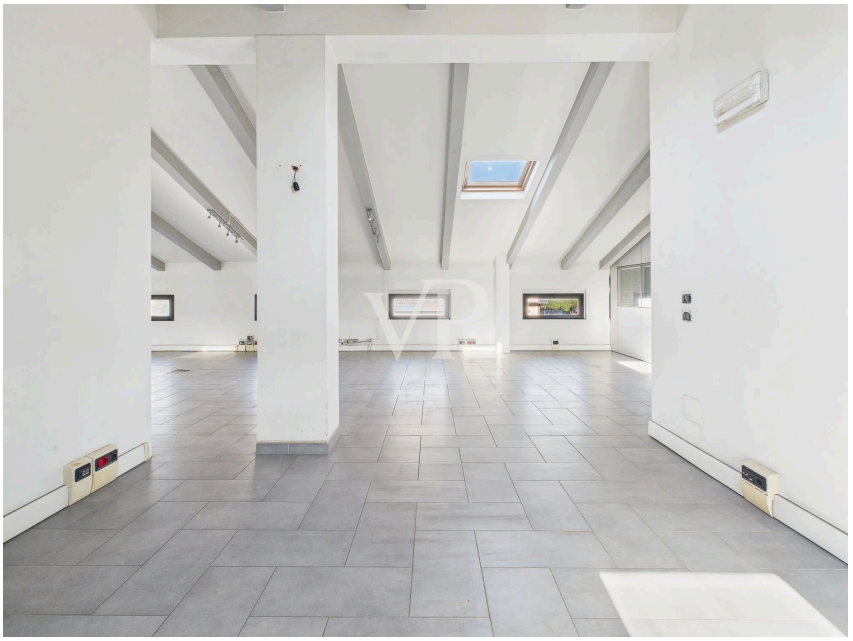




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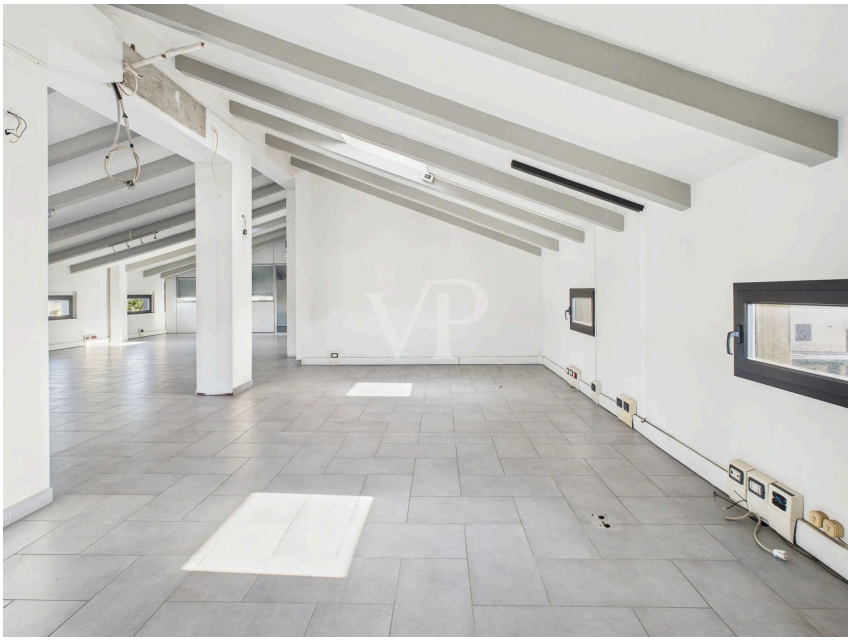




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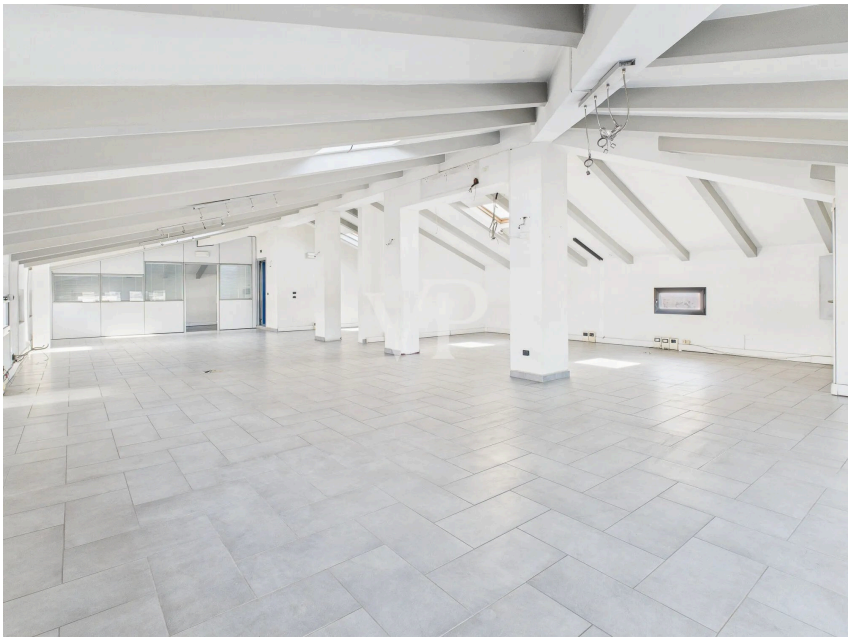
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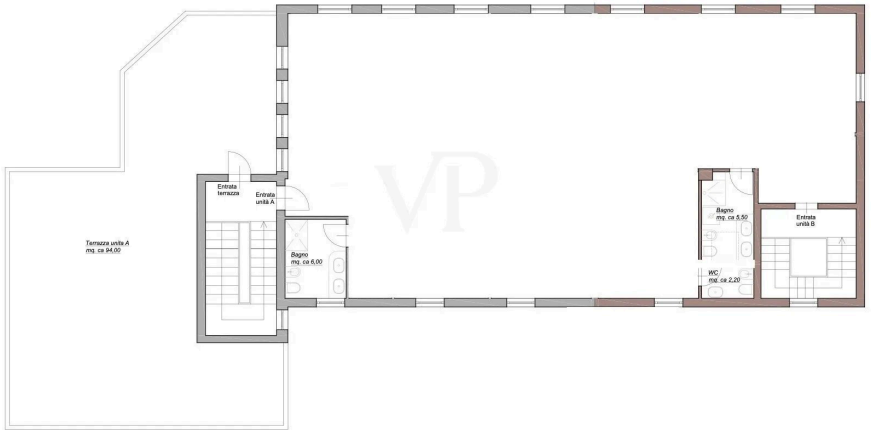
The property





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The property



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A first impression

This development property with considerable potential is located in the heart of Sirmione, one of the most sought-after locations on Lake Garda. The unit is located on the second and top floor and has a sales area of approx. 250 m².

The property represents a substantial basis for a project-related development and offers an exceptional development area that can be customized according to requirements and usage concept.

A key feature of the unit is the approx. 94 m² terrace, which considerably extends the usable space and functionally complements the interior. This outdoor space lends the property additional quality and increases flexibility in its future use.

As the property is currently under construction, there are extensive possibilities for design and optimization.

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Details of amenities

- Top floor (Penthouse)
- Large private terrace facing south
- Two orientations
- Four parking spaces
- Close to the center

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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

For further information, please contact your contact person:

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