

Sirmione – Sirmione

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

Property ID: IT244151668



[www.von-poll.it](http://www.von-poll.it)

**PURCHASE PRICE: 297.000 EUR • LIVING SPACE: ca. 75 m<sup>2</sup> • ROOMS: 3**

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## At a glance

Property ID	IT244151668	Purchase Price	297.000 EUR
Living Space	ca. 75 m <sup>2</sup>	Commission	Subject to commission
Floor	2		
Rooms	3		
Bedrooms	2		
Bathrooms	2		
Year of construction	2025		

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## Energy Data

Energy Source	Remote	Energy Certificate	Energy demand certificate
Energy certificate valid until	20.08.2025	Final Energy Demand	50.00 kWh/m <sup>2</sup> a
		Energy efficiency class	B

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## The property



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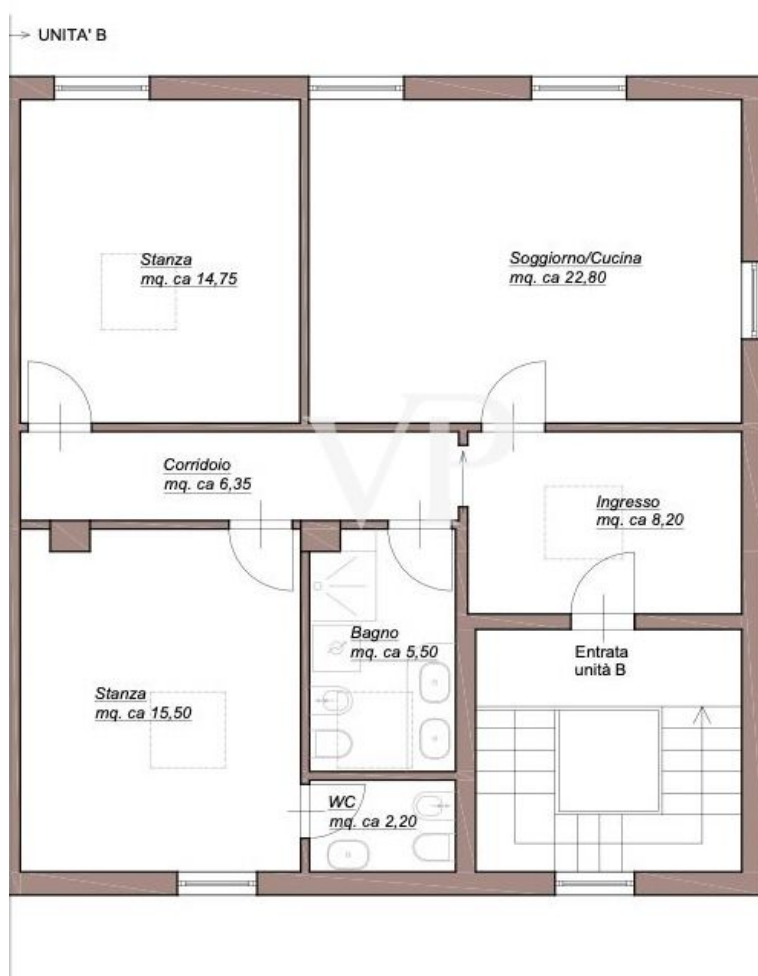
## The property



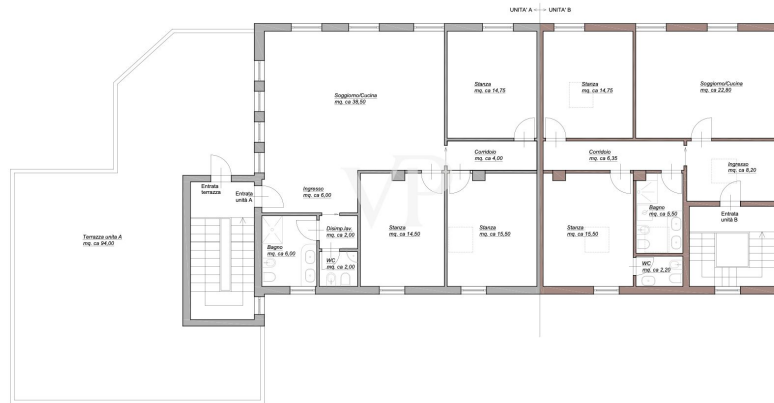


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## Floor plans



Piantina immobile  
Divisione in due unità\_Variante 1



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

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 m<sup>2</sup>, 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!

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## 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.

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## All about the location

Sirmione - your dream destination for vacation properties and investments 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. Why Sirmione? 1. an incomparable location 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. 2. historical and cultural highlights 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. 3. thermal springs and wellness 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. 4. nature and leisure The surroundings of Sirmione offer numerous opportunities for sporting activities and recreation: 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. 5. excellent infrastructure 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 towns in the region. 6. investment opportunities 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. 7. quality of life par excellence 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. Conclusion Sirmione combines the advantages of an exclusive vacation destination with excellent investment opportunities. The unique location, the cultural highlights, the natural beauty and the high rental and appreciation potential make this place a top address for vacation properties. 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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