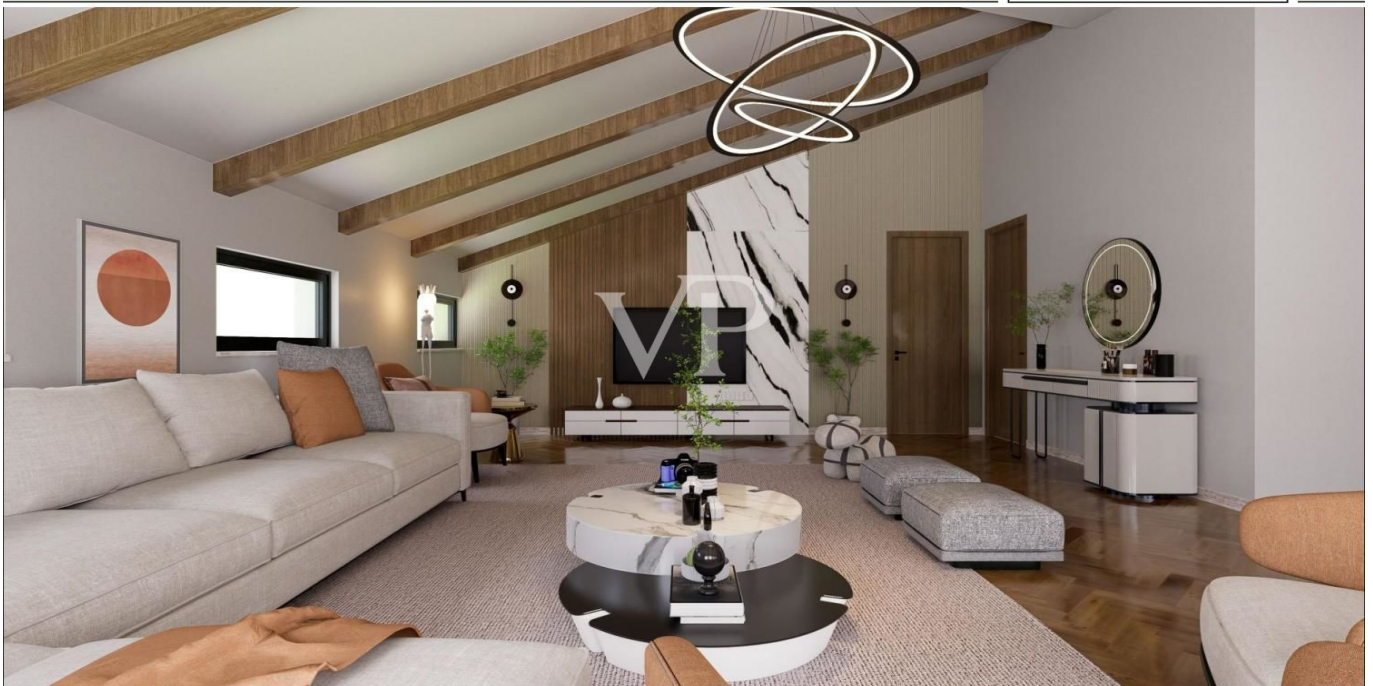


Sirmione – Sirmione

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

Property ID: IT244921678



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PURCHASE PRICE: 694.000 EUR • LIVING SPACE: ca. 178 m² • ROOMS: 7

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At a glance

Property ID	IT244921678	Purchase Price	694.000 EUR
Living Space	ca. 178 m ²	Commission	Subject to commission
Floor	2	Equipment	Terrace
Rooms	7		
Bedrooms	5		
Bathrooms	4		
Year of construction	2025		
Type of parking	4 x Other		

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Energy Data

Energy Source	Remote	Energy Certificate	Energy demand certificate
Energy certificate valid until	20.03.2025	Final Energy Demand	50.00 kWh/m ² a
		Energy efficiency class	B

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The property



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The property



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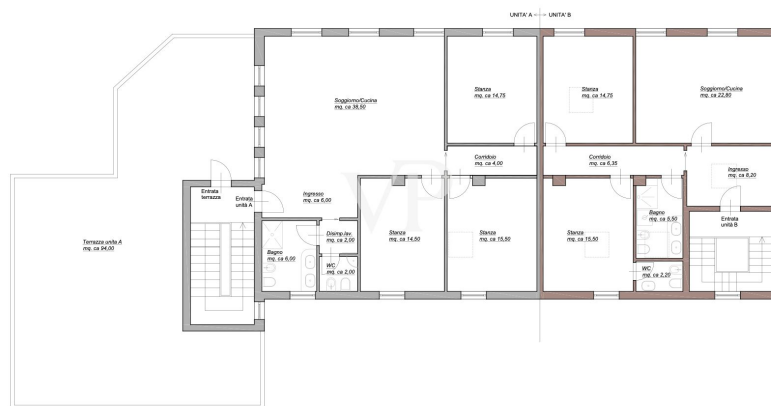
The property



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Floor plans

Planimetria 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

This exceptional new-build apartment awaits you amidst the enchanting backdrop of Sirmione, one of the most sought-after locations on Lake Garda. With a harmonious combination of a central location, contemporary architecture and the possibility to individually influence the design, this property offers a unique living concept for people with the highest standards. The generous living space of 178 m² exudes elegance and comfort. The focal point of the apartment is the impressive living room with an area of 61 m², which impresses with its brightness and spaciousness - a room that invites you to relax and enjoy. Five spacious double bedrooms create a retreat for the whole family or guests, while two modern bathrooms and two additional daytime WCs make everyday life comfortable. A special highlight is the spacious terrace with an area of 94 m². This is an oasis of peace and conviviality, perfect for balmy summer evenings or a leisurely breakfast under the Lake Garda sun. The apartment is located on the second and top floor, which guarantees maximum privacy and an uninterrupted view. As the property is still under construction, you can actively participate in the design of your dream apartment. Whether room layout, floors, tiles or other details - you have the freedom to create the home that suits you perfectly. With its dual orientation, the apartment not only offers optimal light flooding, but also a pleasant living climate at any time of day. Up to four parking spaces can be purchased as an option to ensure maximum convenience in terms of mobility. It goes without saying that the building meets all modern standards for energy efficiency and living quality. This property combines the exclusivity of a new building with the unique charm of Sirmione. The picturesque old town, the Mediterranean flair and the breathtaking surroundings make this place one of the most sought-after residential locations in Italy. Here, history meets modern lifestyle and every corner exudes the magic of Lake Garda. Do not hesitate to take advantage of this unique opportunity. This apartment is more than just a home - it is a way of life. Arrange a viewing today and be inspired by this unique property. Your future in Sirmione 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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