

Apartment

€ 345.000

Ref. 33091077-22



106 sq.m. | Bathrooms: 1 | Bedrooms: 2 | Rooms: 3

Ref: LL-077-22

Just over a kilometer from the beach and a five-minute walk from the historic center, this three-bedroom apartment offers a practical alternative to the traditional real estate options in the area. The result of a structural expansion in 2014, the property stands out for its generous interior spaces and a quality of materials that are now rare.

Living space and attention to detail. With approximately 90 square meters of floor space, the home offers above-average livability. The bright and functional living area is finished in Botticino marble and opens to the outside through large windows overlooking the pool. The kitchen is separated by a sliding door, a functional solution that preserves the living area's order and aesthetics.

A truly residential-style sleeping area. The transition to the sleeping area is marked by the warmth of high-quality solid wood. The two bedrooms, both doubles, break the mold of modern construction:

The master bedroom includes a walk-in closet and a private balcony. The second double bedroom features a 15 sq m terrace, a private and versatile outdoor space. Surroundings and technical features: Located in a private complex of just five units, the apartment boasts a large swimming pool surrounded by meticulously maintained communal gardens. The property also includes:

Security: Full alarm system and video intercom. Appurtenances: Secure garage in the shared basement. Services: Energy efficiency class D, radiator heating with integrated heat pumps. In short: A perfect choice for those seeking the convenience of amenities and the beach without sacrificing real estate space and high-quality finishes. A property ready to move into, with no need for any renovations.

This announcement is for informational and commercial purposes only. The information provided has no contractual value and is subject to change.

Certification

Energy Class: D

Property details

Address: via Madonna

Zip Code: 25080

Bedrooms: 2

Bathrooms: 1

Rooms: 3

State of Preservation: Excellent

Level: 1

Total Floor: 3

Indipendent heating: Indipendent

Parking: Carport

Year built: 2002

Current Status: Free for the notarial deed

Building Costs: € 120

Balconies: Present

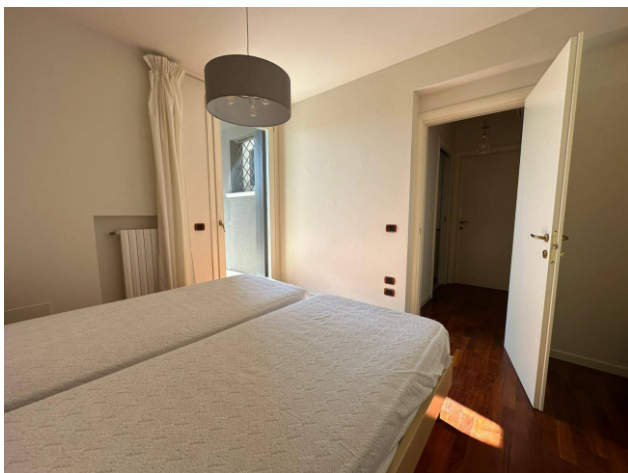
Terrace: Present

Garden: Common

Sea Distance: 1.500 meter

Kitchen: Kitchenette

Box: Shed





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