Immobiliare Barisone di Barisone Massimo
Corso Garibaldi, 20 - 18013 Diano Marina
Phone number +39 0183 496866 Fax +39 0183 496866

# Apartment
## price from € 275.000 negotiable
## Ref. 640



### 55 sq.m | Bathrooms: 1 | Bedrooms: 2 | Rooms: 3

In the quiet residential area of Via Giaiette, stands the residence "Le Terre dei Pitta", a small newly built complex completely completed and finished, in which six three-room apartments have been created, each with a private parking space.

All apartments consist of an entrance into the living room with kitchenette, two bedrooms, bathroom with window and outdoor spaces; the ground floors have a private garden with independent access from the outside, while each apartment on the first floor has a terrace and a balcony.

The residence has a modern and elegant design and was built with particular attention to eco-sustainability (Energy Class A4), in compliance with the most recent anti-seismic regulations, as well as with particular attention to the quality of the internal finishes and technological standards.

The location is pleasant and relaxing, surrounded by vegetation and the characteristic Ligurian greenhouses, originally intended for the cultivation of flowers and vegetables.
Their presence is silent and harmonious, and allows you to enjoy a very wide panoramic view from all the apartments, both towards Diano Marina and towards the surrounding hills and valley.

The standard equipment in all apartments is mainly the following:

ENERGY STANDARDS
- summer heating and cooling system powered by high-efficiency heat pumps;
- hot water production system powered by heat pumps and individual hot water storage positioned in a specific technical room;
- thermal insulation of all perimeter walls with insulating coat, with particular attention to the elimination of thermal bridges;
- latest generation soundproofing system of the individual apartments, both towards the outside and through the border walls;
- photovoltaic system for electricity production installed on the roof of the building serving the common areas;
- sliding PVC windows with double glazing with thermal break

FUNCTIONAL STANDARDS
- armored doors;
- video intercom;
- suspended sanitary fixtures and floor-level shower;
- electric gate;
- external lighting with designer LED lighting fixtures;
- private parking space in the courtyard;

An oasis of peace and tranquility just a few steps away from the center of Diano Marina and the beaches, easily reachable on foot in about 5 minutes; with four pedal strokes you will be able to access the cycle path being completed less than 500 meters away.

## Property Informations

| | |
|---|---|
| **Address**: Via Giaiette | **Zip Code**: 18013 |
| **Bedrooms**: 2 | **Bathrooms**: 1 |
| **Rooms**: 3 | **State of Preservation**: Excellent |
| **Level**: 1 | **Total Floor**: 1 |
| **Parking**: Uncovered Parking | **Age Construction**: 2023 |
| **Building Costs**: € 30 | **Balconies**: Present, 15 sq.m |
| **Terrace**: Present, 10 sq.m | **Sea Distance**: 900 meter |
| **Kitchen**: Kitchenette | |

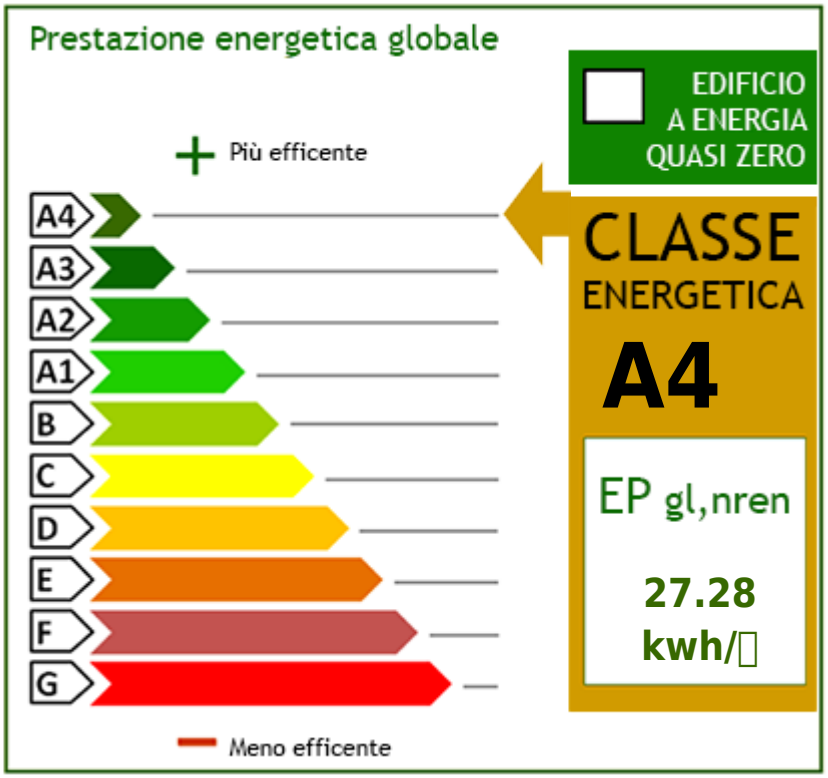
## Features

| | | |
|---|---|---|
| Terrace: 10 □ | Tv Antenna: Condominium | Tv SAT: Condominium |
| ADSL Coverage | Fastweb Coverage | Air-Conditioned |
| Telephone System | Wiring: By Law | Sanitary Suspended |
| Shower | Aluminum Frames | Shutters |

## Nearby

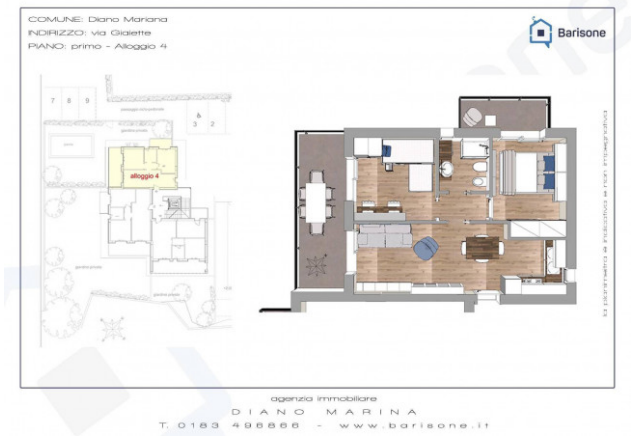
| | | | |
|---|---|---|---|
| Gyms | Spa | Football Fields | Fitness Centers |
| Tennis Courts | Bike Lanes | Playgrounds | Railway Station |
| Public Transport | Kindergarten | Elementary Schools | Schools |
| High Schools | Cafe | Post Offices | Shopping Centers |
| Municipal Offices | | | |

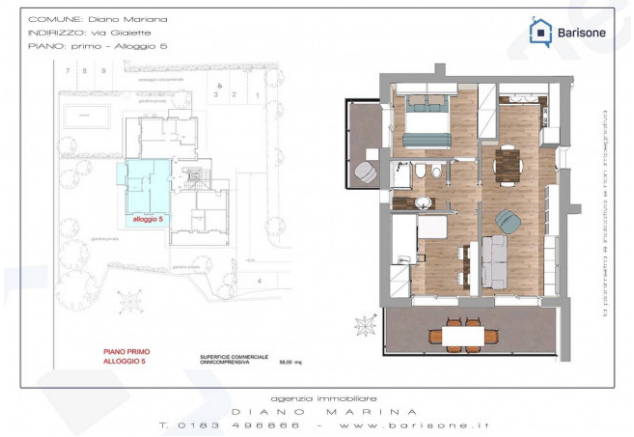
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