

## **Apartment** **price from € 199.000 negotiable** **Ref. 641**



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

Just 100 meters from the beaches and 5 minutes walk from the center of Diano Marina, stands "Ardoino205", a newly built building under construction, in which 19 apartments will be built, of which 5 two-room apartments, 12 three-room apartments and 2 penthouses

Each with relevant parking space.

The location is exclusive and also enviable, thanks to the extreme proximity to the beaches and the cycle path being built right behind the building.

From each apartment you can enjoy a good view and brightness of the rooms, thanks to the large windows; as the floors rise, the panoramic view of Diano Marina and the hills increases.

From the third and fourth floors you can enjoy the sea view, which is just a few meters away!

The residence has a modern and elegant design and was designed with particular attention to eco-sustainability (Energy Class A3), 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 standard equipment available in all apartments are mainly the following:

#### ENERGY STANDARDS

- high efficiency centralized and metered heating system powered by a single heat pump;
- hot water production system powered by the same heat pumps;
- thermal insulation of all perimeter walls with insulating coat, with particular attention to the elimination of thermal bridges;
- latest generation soundproofing system, both towards the outside and between one apartment and another;
- photovoltaic system for electricity production installed on the roof of the building serving the common areas;
- PVC windows with double glazing with thermal break.

#### FUNCTIONAL STANDARDS

- armored doors;
- video intercom;
- floor sanitary ware;
- electric shutters;
- lift approved for disabled people and absence of architectural barriers for all apartments;
- internal and external lighting with designer LED lighting fixtures;
- some private parking spaces partly at the foot of the building, others in the car park a few steps away.

A unique opportunity for those who are looking for a new solution, but at the same time do not want to give up the convenience of services and proximity to the beaches.

## Property Informations

**Address:** Via Generale Ardoino, 205

**Zip Code:** 18013

**Bedrooms:** 2

**Bathrooms:** 1

**Rooms:** 3

**State of Preservation:** Excellent

**Level:** 1

**Total Floor:** 1

**Lift:** Yes

**Age Construction:** 2024

**Building Costs:** € 30

**Balconies:** Present

**Terrace:** Present

**Sea Distance:** 100 meter

**Kitchen:** Kitchenette

## Features

Terrace

Tv Antenna: Condominium

Tv SAT: Condominium

Closet

ADSL Coverage

Fastweb Coverage

Air-Conditioned

Telephone System

Wiring: By Law

Sanitary Suspended

Shower

Aluminum Frames

Safe-Deposit Box

Shutters

Sea View

## 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













