

## Apartment

### € 315.000 negotiable

### Ref. 644



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

Wonderful property in a recently built building equipped with all the most modern standards!

The apartment is a two-room apartment on the third floor with a lift starting at level (which also reaches the two underground floors of garages and cellars, always at level and therefore also suitable for disabled access) composed of an entrance into the living room with kitchenette, bedroom bedroom, balcony with sea view and bathroom with French window and small service balcony.

Both the living room and the bedroom access the comfortable and spacious balcony which enjoys a wide panoramic view of Diano Marina with full southern exposure and also includes a sea view.

The position of the building and the elevated floor allow for a wide view of the sea and the surrounding green hills, pleasant ventilation and pleasant brightness, also thanks to the overlooking two areas to the south and west.

The apartment is completely and finely furnished and equipped with top-quality designer materials.

Below are some of the energy and technological standards of the property:

- energy class A;
- armored door;
- adjustable sliding shutters;
- lighting fixtures throughout the designer house;
- double glazed windows;
- video intercom;
- shared swimming pool;
- air conditioning;
- centralized heating and hot water production with the most modern energy saving production systems;
- kitchen block equipped with dishwasher and oven.

The building has a shared swimming pool with a comfortable solarium area.

The sale also includes a large 20m2 garage on the first basement floor which can be reached by lift without having to go outside, as well as a convenient cellar on the same floor.

## Certification

**Energy Class:** A1

## Property Informations

**Address:** Via Diano Castello, 92

**Zip Code:** 18013

**Bedrooms:** 1

**Bathrooms:** 1

**Rooms:** 2

**State of Preservation:** Excellent

**Level:** 3

**Total Floor:** 4

**Lift:** Yes

**Age Construction:** 2010

**Building Costs:** € 100

**Balconies:** Present, 12 sq.m

**Garden:** Common, 500 sq.m

**Sea Distance:** 1.200 meter

**Kitchen:** Kitchenette

**Box:** Single

## Features

Tv Antenna: Condominium

Tv SAT: Condominium

ADSL Coverage

Cellar: 5 ☐

Fastweb Coverage

Air-Conditioned

Telephone System

Wiring: By Law

Sanitary Suspended

Shower

Aluminum Frames

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







