

**Apartment**  
**€ 250.000 negotiable**  
**Ref. 795**



**50 sq.m | Bathrooms: 1 | Bedrooms: 1 | Rooms: 2**

About 700 meters from the sea, in the splendid setting of the "Borgo del Cioso" complex, we offer a charming two-room apartment with a private garden and garage.

The apartment is located on the ground floor and comprises an entrance hall, living room with kitchenette, double bedroom, and bathroom.

Externally there is a private garden, partly paved, and a porch.

The private garden is undoubtedly the highlight of this property: with a splendid western exposure, it overlooks the lush communal park, allowing you to fully enjoy the outdoor space both in summer and in the transitional seasons.

The location is sheltered and private, away from roads and noise.

The location is truly one of the best in the entire complex: the open view of the park not only guarantees excellent natural light, but also allows you to enjoy a relaxing view of a perfectly maintained "green oasis," completely covered in lawn and dotted with tall trees with pedestrian paths and benches.

Borgo del Cioso is a truly prestigious complex in Diano Marina, where you can enjoy moments of relaxation and tranquility, without necessarily having to go to the center or the sea.

At the same time, however, in less than a quarter of an hour on foot it is possible to reach the centre with all the shops and services and the beaches.

The construction standards are very high as the apartment features a security door, double-glazed aluminum windows, aluminum shutters, independent heating with an external boiler, a video intercom, and a centralized satellite antenna.

The sale includes a convenient garage in the basement connected by both an internal staircase and an elevator, as well as the right to park in the external condominium parking spaces facing the stairway entrances.

Despite the size of the park and the variety of shared services, condominium fees are very low.

## Property Informations

**Address:** Via Diano Castello, 24

**Zip Code:** 18013

**Bedrooms:** 1

**Bathrooms:** 1

**Rooms:** 2

**State of Preservation:** Excellent

**Level:** Ground Floor

**Total Floor:** 3

**Lift:** Yes

**Age Construction:** 1992

**Building Costs:** € 50

**Terrace:** Present, 30 sq.m

**Garden:** Private, 30 sq.m

**Sea Distance:** 800 meter

**Kitchen:** Kitchenette

**Box:** Single, 18 sq.m

## Features

Terrace: 30

Tv Antenna: Condominium

Tv SAT: Condominium

ADSL Coverage

Fastweb Coverage

Telephone System

Wiring: By Law

Shower

Aluminum Frames

Safe-Deposit Box

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









