

**Real estate agency**

**Semindipendente - cod.1431 - Procchio price 944.000,00 euro**

A few steps from the beautiful beach of Spartaia, in a newly built condominium complex, large apartments, all with private outdoor area with sea view, private parking space, and all the most modern comforts and services. The building is composed in total of n. 6 apartments and is developed on two floors above ground.

The apartment covered by this announcement has an area of about 90 square meters and is located on the first floor with a large terrace of about 75 square meters, with a splendid sea view, plus a terrace on the back of an additional 40 square meters.

It is entirely divided into a large living area with kitchenette, living room with splendid windows overlooking the sea, hallway, two double bedrooms and two bathrooms. The structure was built with the utmost care in the choice of materials, and with the use of the best technological discoveries as regards plant engineering.

Regarding the energy class, the apartments will be of high class, thus reducing consumption to a minimum.

The property has large condominium green spaces cared for and planted with typical Elbe essences, two pedestrian paths for direct access to the sea, a shower cabin for each apartment, to leave all the footprints of the beach before reaching the house. In addition, each apartment has a wooden house of about 4 square meters, in which to store bicycles or other objects.

**characteristics**

Code	1431
Typology	Semindipendente
Floor	1
Surface (sqm)	110
Garden	yes
Terrace/Balcony	yes
N. bedrooms	2
N. bathrooms	2
Heating	yes
Distance sea	20 mt
Sea view	yes
Parking space/Box	yes
Energetic class	175 KWh/Mqa - A+
[EN] Spese Condominiali	3400.00 € / year



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