

**Real estate agency**

**Appartamento - cod.M1080 - Periferia price 450.000,00 euro**

In an exclusive position very close to the sea, near the tourist port of Portoferraio, we offer an apartment included in an exclusive recently built building, built with the best construction technologies that allow excellent energy efficiency, considering that it falls into the A4 energy class 3.

The apartment, characterized by large windows that make it very bright and sunny, internally consists of a large living room with kitchen, bathroom, laundry room, further sitting room excellent as a relaxation corner for reading and other hobbies, and a dining terrace overlooking the sea directly. Via a beautiful internal staircase you reach the mezzanine floor, where there are two comfortable bedrooms, two further bathrooms and a very comfortable walk-in closet.

The property, furnished with taste and with valuable elements, with continuous parquet in every room, is completed by an exclusive parking space underneath, and is an excellent investment both for families of residents and as a second home by the sea, especially for those who reach the Island of Elba with a private boat.

**characteristics**

Code	M1080
Typology	Appartamento
Floor	1
Surface (sqm)	121
Terrace/Balcony	yes
N. bedrooms	2
N. bathrooms	3
Distance sea	mt
Sea view	yes
Parking space/Box	yes
Energetic class	A4



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