

**Real estate agency**

**Flat/Apartment - cod.1432 - Procchio price 918.000,00 euro**

A few steps from the beautiful beach of Spartaia, reachable via a private path, large apartments, in a newly built condominium complex, all equipped 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 90 square meters and is located on the ground floor, free on three sides with a private garden of 280 square meters in total, with sea view. Internally it is divided into a large living area with kitchenette, hallway, three double bedrooms, two bathrooms and closet. 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                    | 1432             |
| Typology                | Semindipendente  |
| Surface (sqm)           | 100              |
| Garden                  | yes              |
| Garden (sqm)            | 200              |
| Terrace/Balcony         | yes              |
| N. bedrooms             | 3                |
| 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 | 3600.00 € / year |



