

**Real estate agency**

**Flat/Apartment - cod.C1023 - Centro price 260.000,00 euro**

In the heart of Porto Azzurro, less than 200 meters from the sea and just steps from the tourist harbor, we offer for sale a bright apartment located on the second and top floor of a well-maintained condominium with swimming pool.

The property consists of a spacious and welcoming living room, separate kitchen, bathroom, and a large double bedroom. The highlight of the property is the generous terrace, perfect for outdoor lunches and dinners during the warmer months — an ideal space to relax and enjoy pleasant moments in the open air.

The apartment is in good condition and equipped with all modern comforts, including air conditioning (hot/cold), ensuring maximum comfort throughout the year.

An ideal solution both as an investment, thanks to the high tourist demand in Porto Azzurro, and as a seaside holiday home for those who wish to enjoy the charm of the town center with beaches, services, and restaurants just a short walk away.

Don't miss this opportunity!

Contact us for further information or to schedule a viewing.

**characteristics**

|                         |                  |
|-------------------------|------------------|
| Code                    | C1023            |
| Typology                | Appartamento     |
| Floor                   | 2                |
| Surface (sqm)           | 63               |
| Terrace/Balcony         | yes              |
| N. bedrooms             | 1                |
| N. bathrooms            | 1                |
| Distance sea            | 100 mt           |
| Energetic class         | 175 KWh/Mqa - G  |
| [EN] Spese Condominiali | 1800.00 € / year |
| Aria condizionata       | yes              |



