

**Real estate agency**

**independent apartment - cod.M1112 - Periferia    price 420.000,00 euro**

In an exclusive location very close to the sea, near the tourist harbor of Portoferraio, we offer an apartment included in an exclusive building of recent construction, built with the best construction technologies that ensure excellent energy efficiency, as it falls within energy class A4.

The apartment, characterized by large windows facing south that make it very bright and sunny, internally consists of a spacious living room with kitchen, bathroom, laundry room, and an additional small lounge perfect as a relaxation area for reading and other hobbies, as well as a terrace suitable for dining with a view of the sea.

Through a beautiful internal spiral staircase, you reach the mezzanine floor, where there are two large bedrooms, two additional bathrooms, and a spacious and very comfortable walk-in closet.

The property, tastefully furnished with high-quality elements and featuring continuous parquet flooring in every room, is completed by an exclusive parking space below, making it an excellent investment for both resident families and as a second home by the sea, especially for those reaching Elba Island with a private boat.

**characteristics**

|                         |               |
|-------------------------|---------------|
| Code                    | M1112         |
| Typology                | apartment     |
| Floor                   | 1             |
| Surface (sqm)           | 130           |
| Garden                  | no            |
| Terrace/Balcony         | 1             |
| N. bedrooms             | 3             |
| N. bathrooms            | 3             |
| Heating                 | yes           |
| Distance sea            | 50m           |
| Sea view                | yes           |
| Parking space/Box       | 1             |
| Energetic class         | A4            |
| [EN] Spese Condominiali | 2000 per year |
| Aria condizionata       | yes           |



