



# IMLIX

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## Penthouse with sea views in Villasimius, Sardinia

### معلومات الوكيل

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بلد: Italy  
Experience: 2001 since:  
نوع الخدمة: Selling a Property  
Specialties: Buyer's Agent, Listing -Agent, Relocation, Short Sale, Consulting, Other  
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### تفاصيل الاعلان

عقار لل: تخفيض السعر  
السعر: EUR 790,000

### موقع

بلد: Italy  
الدولة / المنطقة / المحافظة: Sardinia  
مدينة: Villasimius  
عنوان: via g. verdi, 36  
الرمز البريدي: 09049  
نشر: 10/11/2024  
وصف:

Panoramic penthouse with sea view  
with use of garden, swimming pool and solarium

In Villasimius, a well-known seaside resort in Sardinia, we offer a magnificent panoramic penthouse overlooking the sea with garden and swimming pool.

This new penthouse with magnificent sea views is located in Via Verdi in Villasimius, a well-known seaside resort in Sardinia.

Located in a private residence, this home offers all the comforts needed for a splendid seaside holiday.

The penthouse, with an internal surface of 108 sqm, consists of a large 35 sqm living room with kitchenette, three bedrooms and two bathrooms.

A beautiful 60 sqm veranda and the overlying 68 sqm flat roof in exclusive property complete the



property.

Equipped with large panoramic windows, the penthouse has accurate and high-quality internal finishes (e.g. Biancone di Orosei marble for shelves and shower trays).

Moreover

In the basement, with a direct lift to the penthouse, we find a storeroom and a parking space. In the residence, available to the apartment, there are a typical Sardinian garden, the swimming pool, the solarium and the relaxation area with the clubhouse.

Penthouse facilities:

- hot/cold air conditioning in all rooms,
- heat pump for the production of domestic hot water
- 1.5 KW photovoltaic system with storage.
- The energy class is A4, consumption 11.22 Kwh/m2 year.

The property documentation is complete:

- Energy certification: APE A
- Certificate of Habitability,
- ten-year warranty.

The orientation of the property is East, South, West.

Price: euro 790,000.

[info@sardahousing.com](mailto:info@sardahousing.com) – [www.sardahousing.com](http://www.sardahousing.com)

لا جديد:  
Excellent شرط:

مشارك  
3 غرف نوم:  
2 الحمامات:  
108 م تشطيب قدم مربع:  
2 Floor Number:

## Room details

4 Total rooms:

## Utility details

نعم فعلا Heating:

## Energy efficiency

A Energy Consumption:  
11 Energy Use (kWh/m<sup>2</sup>/year):

## Building details

نعم فعلا Parking:  
Elevator Building Amenities:  
Balcony/patio, Pool, Garden Outdoor Amenities:



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Water

View:

**Lease terms**

Date Available:

**Contact information**

هاتف:

+39 (32907) 411-98

IX6.163.410

IMLIX ID:

