



## Penthouse with sea views in Villasimius, Sardinia



### Ügynök információ

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### Hirdetés részletei

Ingatlan:	Eladó
Ár:	EUR 790,000

### Elhelyezkedés

Ország:	Italy
Állam/Régió/Tartomány:	Sardinia
Város:	Villasimius
Cím:	via g. verdi, 36
Irányítószám:	09049
Feladta:	2024. 11. 10.

### Leírás:

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/m<sup>2</sup> 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.

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Új: No  
Állapot: Új

## Gyakori

Hálósobák: 3  
Fürdőszobák: 2  
Kész négyzetméter: 108 nm  
Floor Number: 2

## Room details

Total rooms: 4

## Utility details

Heating: Yes

## Energy efficiency

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

## Building details

Parking: Yes



Building Amenities:  
Outdoor Amenities:  
View:

Elevator  
Balcony/patio, Pool, Garden  
Water

## **Lease terms**

Date Available:

## **Contact information**

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