



## Penthouse with sea views in Villasimius, Sardinia



### Agent Info

Naam: michele sirchia  
E-mailadres: [info@sardahousing.com](mailto:info@sardahousing.com)  
Bedrijfsnaam: Sardahousing  
Mistlampen: Italy  
Experience since: 2001  
Service Type: Selling a Property  
Specialties: Buyer's Agent, Listing Agent, Relocation, Short-Sale, Consulting, Other  
Property Type: Apartments, Houses, Commercial Property, Land lot, Agriculture, Other  
Telefoon: +39 (329) 074-1198  
Languages: English, Italian  
Website: <http://www.sardahousing.com>

### Advertentie details

Vastgoed voor: Koop  
Prijs: EUR 790,000

#### Locatie

Aanbevolen Auto Onderdelen: Italy  
Staat/Regio/Pronvincie: Sardinia  
Plaats: Villasimius  
Adres: via g. verdi, 36  
Postcode: 09049  
Geplaatst: 10-11-2024

#### Omschrijving:

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)

Nieuw: Nee  
Conditie: Excellent

## Algemeen

Slaapkamers: 3  
Badkamers: 2  
Afgewerkte vierkante meter: 108 m<sup>2</sup>  
Floor Number: 2

## Room details

Total rooms: 4

## Utility details

Heating: Ja

## Energy efficiency

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

## Building details

Parking: Ja  
Building Amenities: Elevator



Outdoor Amenities:  
View:

Balcony/patio, Pool, Garden  
Water

## **Lease terms**

Date Available:

## **Contact information**

Telefoon:

+39 (32907) 411-98

IMLIX ID:

IX6.163.410

