



## Stunning 2 Bed Apartment For Sale in Brindisi



### Informações do Revendedor

Name:	Niall Madden
Nome da Empresa:	Esales Property Limited
País:	Reino Unido
Experience since:	2002
Tipo de Serviço:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefone:	
Languages:	English
Website:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 240,271.37

### Localização

Country:	Itália
State/Region/Province:	Apúlia
Cidade:	Brindisi
Address:	Via Imperatore Costantino,37
CEP:	72100
Adicionado:	12/09/2024

Informação adicional:  
Stunning 2 Bed Apartment For Sale in Brindisi Italy

Esales Property ID: es5554301

Property Location

Via Imperatore Costantino,37

Brindisi

BR

72100



Italy

## Property Details

Welcome to Brundisum Vacation Home, a luxurious modern penthouse located in the charming city of Brindisi, in the heart of Puglia, Italy. This exquisite two-story penthouse offers the perfect blend of modern design and Mediterranean charm, making it an ideal investment for those seeking a property with high rental income potential and long-term value appreciation.

### Key Features:

Size: 100 sqm total (70 sqm interior, 30 sqm terraces)

Bedrooms: 2 (including a master suite and a multi-purpose room)

Bathrooms: 1

Living Space: Open-plan living room with a fully equipped kitchen

Outdoor Areas: Two spacious terraces with a gazebo, perfect for outdoor dining and relaxation

Year Built: 2013, with recent renovations in 2023

Special Features: Private entrance, modern finishes, high-speed Wi-Fi, air conditioning, and heating system

### Why Invest in Brundisum Vacation Home?

**Prime Location:** Situated in a vibrant neighborhood with close proximity to all essential amenities, including shops, restaurants, and the beautiful beaches of Brindisi. The property is just 5 km from Brindisi Airport, making it extremely convenient for international travelers.

**High Rental Income Potential:** Currently managed by a professional vacation rental company, this property generates significant income, with a proven track record of high occupancy rates during the peak season.

**Growth Market:** Brindisi is rapidly becoming a sought-after destination for tourists and investors alike, with its rich history, stunning coastline, and strategic location in Southern Italy.

**Investment Opportunity:** This property offers an exceptional investment opportunity with a projected annual rental yield that significantly enhances its value. With Puglia's tourism industry thriving, this penthouse is not just a home but a profitable asset in one of Italy's most desirable regions.

## ABOUT THE AREA

Brindisi, a charming coastal city located in the southern Italian region of Puglia, is renowned for its rich history, beautiful beaches, and vibrant atmosphere. As a major port city, Brindisi has played a significant role in the region's economic and cultural development.

The city's historic center boasts a wealth of architectural treasures, including the Roman amphitheater, the Aragonese Castle, and the Cathedral of St. John the Baptist. Visitors can explore the narrow streets, admire the ancient ruins, and soak up the city's unique atmosphere.

Brindisi is also a popular destination for beach lovers. The city offers a variety of beaches, ranging from



sandy stretches to rocky coves. The nearby Salento Peninsula is known for its crystal-clear waters, pristine beaches, and charming fishing villages.

With its delicious cuisine, warm hospitality, and rich cultural heritage, Brindisi is a captivating destination for travelers seeking a memorable experience in southern Italy.

#### MAiN FEATURES:

- \* 100m<sup>2</sup> of living space
- \* 2 Bedrooms
- \* 1 Bathroom
- \* Stunning Views
- \* Private Parking
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Italy
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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#### **Comum**

Quartos de dormir:	2
Banheiro:	1
Pés quadrados acabados:	100 m <sup>2</sup>

#### **Utility details**

Heating:	Sim
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#### **Lease terms**

Date Available:

#### **Contact information**

IMLIX ID:	IX6.071.626
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