

## Two-roomed flat for sale in Albenga

### € 310.000

### Ref. 38601013-254



**54 sq.m. | Bathrooms: 1 | Bedrooms: 1 | Rooms: 2**

Located in the center of Albenga, this two-room apartment on the second floor of a recently built building is a haven of luxury and comfort.

With a total floor area of approximately 50 square meters and a 16 square meter livable terrace, it offers generous and well-distributed spaces, perfect for enjoying a high-end home.

The building has an elevator that will take you directly to the second floor, barrier-free, where you can go up to the apartment or down directly to the garage.

Upon entering, you are enveloped in an atmosphere of warm elegance, thanks to the high-quality finishes that make it one of a kind.

The property comprises two rooms, including an elegant and spacious double bedroom, ideal for relaxing and enjoying moments of intimacy and tranquility.

The bathroom, finely finished with designer tiles, is equipped with every comfort and guarantees maximum comfort.

The open-plan kitchen is furnished with high-end furniture and modern appliances, perfect for preparing delicious meals to enjoy in the dining room or al fresco on the large livable terrace. The living room has a comfortable sofa bed, ideal for hosting guests.

From the terrace, you can enjoy a wide-open view of the city and the park below, an oasis of peace and tranquility. The transparent blue glass railings and external sunshades also highlight the architectural sophistication of the building.

The apartment is equipped with independent heating, ensuring a warm and welcoming atmosphere during the winter

months, and air conditioning with internal split units is already set up.

The double-glazed aluminum frames and windows ensure excellent thermal and acoustic insulation, for total comfort at all times.

This luxurious residence also includes a 17 sq m single garage, a 12 sq m uncovered parking space, and a 5 sq m cellar, ensuring all your space and convenience needs are met, all included in the price.

Don't miss the opportunity to live in a high-end, barrier-free environment with an A energy rating.

## Certification

**Energy Class:** A1

## Features

Code: 38601013-254	Reason: Sale
Categoria: Two-roomed flat	Address: Via Ugo la Malfa
Zip Code: 17031	Municipality: Albenga
Total Square Meters: 54 sq.m.	Bedrooms: 1
Bathrooms: 1	Rooms: 2
State of Preservation: Excellent	uncovered parking space: 1
: 1	covered parking space: 1
Level: 2	Heating: Independent
Parking: Carport	Lift: Yes
No Barriers: Yes	Age Construction: 2012
Current Status: Free to sell	Terrace: endowed, 16 sq.m.
Cellar: endowed	: endowed
Kitchen: Exposed Kitchen	Box: Single, 17 sq.m.
Terrace : 16 □	Tv Antenna : Cond
Tv SAT	Air-Conditioned
Telephone System	Wiring
Sanitary Suspended	Shower : Shower
Aluminum Frames	Shutters : electric

## Nearby

Gyms	Spa
Football Fields	Fitness Centers
Tennis Courts	Bike Lanes
Playgrounds	Railway Station
Public Transport	Kindergarten
Elementary Schools	Schools
High Schools	Cafe
Post Offices	Shopping Centers



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Municipal Offices	Restaurant
Golf Club	Equestrian club
Airport	Highway
tourist harbor	Surf area
Shops	Bus stop
public parking	Supermarket
Outdoor	Park
Wood	Public pool
Hotels	B&B
medical practice	Hospital

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