

# Two-room flat with seaview for sale in Borghetto Santo Spirito

**€ 463.000**  
**Ref. 38601013-275**



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

Exclusive Two-Room Apartment with Sea View and Possibility of a Second Bedroom - Castello Borelli Residence

A unique opportunity to experience excellence in one of the Ligurian Riviera's most prestigious locations: Unit 5A, located on the first floor of the renowned Castello Borelli complex. History and modernity blend in this seafront residence.

Main Features of the Apartment (Unit 5A):

Floor: First. View: Splendid and expansive sea view. Outdoor Space: Large terrace of approximately 9 m<sup>2</sup> overlooking the Piazza del Castello Borelli. Flexible Layout: The spacious living area has been designed to allow for the easy creation of a second sleeping area/separate bedroom, transforming the unit from a two-room apartment to a functional three-room apartment. Amenities: The unit is delivered finished (unfurnished). Complex Details and High-End Finishes: Energy Class: Class A4 building, synonymous with maximum efficiency. Air Conditioning: Independent heat pump system for underfloor heating and winter/spring management via convector heaters, and summer cooling with air convector heaters. Domestic hot water production with an additional independent heat pump. Technology: Complete home

automation management (underfloor heating, convector heaters, blackout systems, door code, video intercom) with the option of upgrades (e.g., alarm system). Windows: High-quality Schüco windows, with Minimal profile on the seafront to maximize the large glass surfaces and natural light, and traditional profile on the rear. Exclusive Common Services: Panoramic swimming pool and park completed. SPA for the exclusive use of residents, with PURIFY and EXCITE wellness programs. Part-time caretakers and condominium fees that include all maintenance. Other Useful Information: Distance from the sea: Approximately 50 meters. Accessibility: Otis elevators with glass frames and no architectural barriers. Condominium fees: Approximately €1,829.96 per year (approximately €150/month), plus €41.29 for the parking space (if purchased). Income potential: The apartment can be rented out for short-term rentals. Optional purchases: Covered parking spaces (€35,000.00) and cellars (from €12,000.00 to €25,000.00). Tax recovery on construction costs for the parking spaces is possible. Don't miss the opportunity to own a piece of history and luxury on the Riviera.

## Certification

**Energy Class:** A4

## Features

Code: 38601013-275	Reason: Sale
Categoria: Two-room flat with seaview	Address: Via Aurelia
Zip Code: 17020	Municipality: Borghetto Santo Spirito
Total Square Meters: 69 sq.m.	Bedrooms: 1
Bathrooms: 1	Rooms: 2
State of Preservation: Excellent	Level: 1
Heating: Independent	Lift: Yes
No Barriers: Yes	Age Construction: 2025
Current Status: Free to sell	Building Costs: € 150
Terrace: endowed, 9 sq.m.	Garden: Common
Sea Distance: 50 meter	Kitchen: Exposed Kitchen
Terrace : 9 □	Tv Antenna : Cond
Tv SAT	Air-Conditioned
Telephone System	Wiring
Sanitary Suspended	Shower : Shower
Safe-Deposit Box	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
Highway	tourist harbor
Surf area	Shops
Bus stop	public parking
Supermarket	Outdoor
Park	Pine grove
Wood	Public pool
Hotels	B&B
medical practice	Hospital

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