

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

**€ 584.000**  
**Ref. 38601013-276**



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

Two-Room Apartment with Exclusive Garden and Sea View - Castello Borelli Residence

A unique opportunity to experience excellence in one of the Ligurian Riviera's most prestigious locations: the Case Alte apartment within the renowned Castello Borelli complex. History and modernity blend in this seafront residence.

Main Features of the Apartment:

Floor: Ground Floor. View: Splendid and expansive sea view. Outdoor Space: Large terrace of approximately 10 sq m and private garden of 10 sq m. Interior: Living room with open kitchen, 1 double bedroom, bathroom with dressing room. Amenities: The unit is delivered finished (unfurnished). Parking space included. 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 €1,800 per year (approximately €150/month), plus €40 for the parking space. Income potential: The apartment can be rented for short-term rentals. Sale subject to statutory VAT.

Don't miss your chance to own a piece of history and luxury on the Riviera.

## Certification

**Energy Class:** A1

## Features

Code: 38601013-276	Reason: Sale
Categoria: Two-room flat with garden	Address: Castello Borelli
Zip Code: 17020	Municipality: Borghetto Santo Spirito
Total Square Meters: 66 sq.m.	Bedrooms: 1
Bathrooms: 1	Rooms: 2
State of Preservation: Excellent	: 1
covered parking space: 1	Heating: Independent
Parking: Carport	Building Costs: € 150
Terrace: endowed, 10 sq.m.	Garden: Private, 10 sq.m.
Sea Distance: 50 meter	Kitchen: Exposed Kitchen
Terrace : 10 □	Tv Antenna
Tv SAT	Air-Conditioned
Telephone System	Wiring
Shower : Shower	Predisposition for Alarm
Safe-Deposit Box	Shutters : electric
Pool : Infinity	

## 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
Pine grove	Wood
Public pool	Hotels
B&B	medical practice
Hospital	

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