

Penthouse for sale in Borghetto Santo Spirito

€ 1.220.000

Ref. 38601013-279



102 sq.m. | Bathrooms: 2 | Bedrooms: 2 | Rooms: 4

Exclusive Panoramic Penthouse with Sea-Facing Windows – Luxury and Views

A rare and unrepeatable opportunity to acquire a prestigious penthouse, designed for those who desire modern luxury living with breathtaking panoramic sea views that extend endlessly across the Ligurian Riviera. This penthouse, located in one of the area's most sought-after locations, Castello Borelli, represents the pinnacle of residential excellence.

Main Features of the Penthouse:

Surface Area: 85 sq m of optimized interior space. **View:** Stunning panoramic sea view that dominates the entire horizon. **Outdoor Space:** Large 14 sq m livable terrace, directly accessible from the living area and bedroom. **Unique Design:** Two breathtaking floor-to-ceiling windows overlooking the sea, designed to maximize natural light and make the view a central element of the decor. **Sleeping Layout:** Two double bedrooms. One master bedroom with private bathroom (en-suite). Second full bathroom.

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 €3,200 per year (approximately €300/month), plus €40 for the parking space or €256 for the garage (if purchased). Income potential: The apartment can be rented out for short-term rentals. Optional purchases: Garage (from €65,000 to €70,000), 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. Sale subject to statutory VAT.

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

Certification

Energy Class: A4

Features

Code: 38601013-279	Reason: Sale
Categoria: Penthouse	Address: Castello Borelli
Zip Code: 17020	Municipality: Borghetto Santo Spirito
Total Square Meters: 102 sq.m.	Bedrooms: 2
Bathrooms: 2	Rooms: 4
State of Preservation: Excellent	Level: Top
Total Floor: 4	Heating: Independent
Lift: Yes	No Barriers: Yes
Age Construction: 2024	Current Status: Free to sell
Building Costs: € 300	Terrace: endowed, 14 sq.m.
Sea Distance: 50 meter	Kitchen: Exposed Kitchen
Terrace : 14 □	Tv Antenna : Cond
Tv SAT	Air-Conditioned
Telephone System	Wiring
Sanitary Suspended	Shower : Shower
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
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	





