

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

€ 510.000
Ref. 38601013-280



88 sq.m. | Bathrooms: 1 | Bedrooms: 1 | Rooms: 2

Two-room apartment with private garden 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 1A, located on the ground floor of the renowned Castello Borelli complex. History and modernity blend in this seafront residence.

Main Features of the Apartment (Unit 1A):

Floor: Ground Floor. View: Open to the Castle and partial sea view. Outdoor Space: Large terrace of approximately 16 square meters and private garden of 69 square meters 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

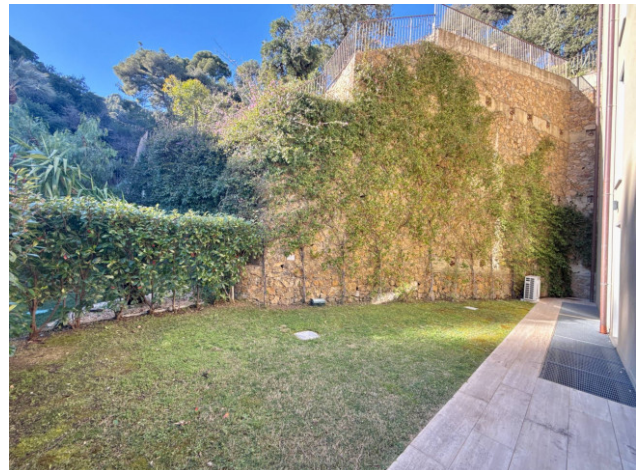
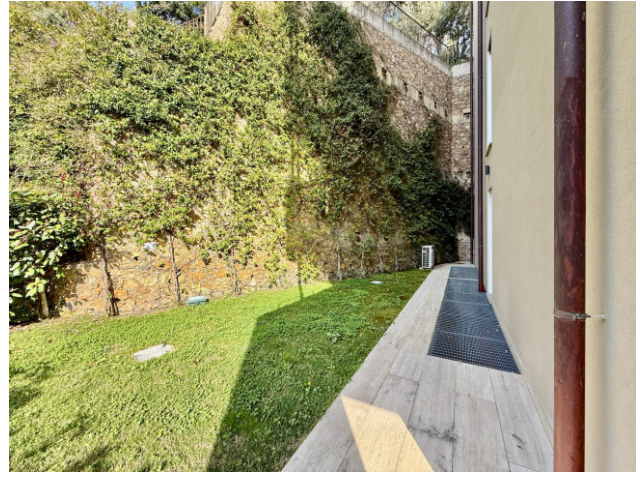
Code: 38601013-280	Reason: Sale
Categoria: Two-room flat with garden	Address: via Aurelia
Zip Code: 17020	Municipality: Borghetto Santo Spirito
Total Square Meters: 88 sq.m.	Bedrooms: 1
Bathrooms: 1	Rooms: 2
State of Preservation: Excellent	Heating: Air-Conditioned
Age Construction: 2025	Current Status: Free to sell
Building Costs: € 150	Terrace: endowed, 16 sq.m.
Garden: Private, 69 sq.m.	Sea Distance: 50 meter
Kitchen: Exposed Kitchen	Terrace : 16 □
Tv Antenna : Cond	Porch
Tv SAT	Air-Conditioned
Telephone System	Wiring
Sanitary Suspended	Shower : Shower
Predisposition for Alarm	Safe-Deposit Box
Shutters : electric	Pool : Infinity

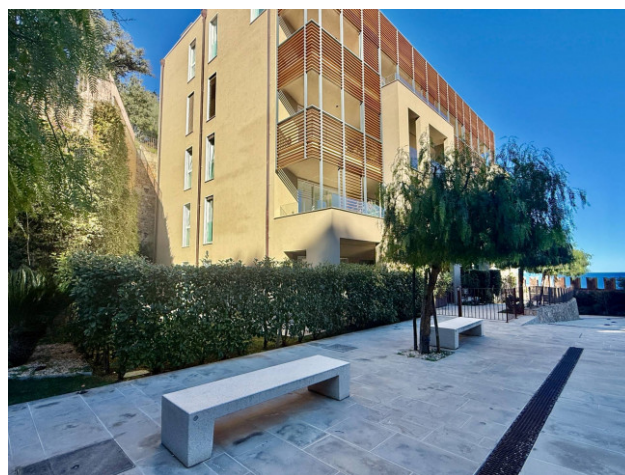
Nearby

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
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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