

3rooms flat for sale in Borghetto Santo Spirito

€ 779.000

Ref. 38601013-281



88 sq.m. | Bathrooms: 2 | Bedrooms: 2 | Rooms: 3

Three-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 16 m2 and private garden of 10 m2.
Interior: Living room with open kitchen, 2 double bedrooms and 2 bathrooms.
Facilities: 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: 38601013-281	Reason: Sale
Categoria: 3rooms flat	Address: Via Aurelia
Zip Code: 17020	Municipality: Borghetto Santo Spirito
Total Square Meters: 88 sq.m.	Bedrooms: 2
Bathrooms: 2	Rooms: 3
State of Preservation: Excellent	Level: Ground Floor
Total Floor: 1	Heating: Independent
Age Construction: 2025	Current Status: Free to sell
Building Costs: € 150	Terrace: endowed, 16 sq.m.
Garden: Private, 10 sq.m.	Sea Distance: 50 meter
Kitchen: Exposed Kitchen	Terrace : 16 □
Tv Antenna	Tv SAT
Air-Conditioned	Telephone System
Wiring	Sanitary Suspended
Shower : Shower	Predisposition for Alarm
Safe-Deposit Box	Shutters : aluminium
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	





