

Two-roomed flat for sale in Albenga

€ 199.000

Ref. 38601013-306



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

Elegance and Comfort in the Heart of Albenga: Two-Room Apartment with Large Outdoor Space

Located in one of Albenga's most sought-after and quiet areas, this elegant two-room apartment represents a rare quality of living, ideal as both a primary residence and an investment opportunity. The property is located within an elegant, recently built complex consisting of three buildings with a harmonious architectural design, surrounded by a well-maintained, tree-lined condominium park that guarantees privacy and well-being.

Unit Features:

The apartment, featuring high-quality finishes, stands out for its rational and functional internal layout:

Living Area: Spacious and bright living room with open-plan kitchenette. Sleeping Area: Cozy and comfortable double bedroom. Bathrooms: Bathroom with window and optimized hallway with space for custom-built wardrobes. The real added value of this property is the exceptional 58.50 sq m private outdoor space. This paved area, directly connected to the living area and bedroom via large French windows, transforms the exterior into a true extension of the home. Ideal for

al fresco dining or relaxing, this space represents an unparalleled privilege for an urban setting. The property also features high-quality awnings already installed.

Appliances and Comfort:

The property features independent heating with a gas boiler. The meticulous construction is evident throughout the common areas, featuring marble finishes, wood paneling in the hallways, and security doors. A private cellar and a convenient underground garage complete the offering, both easily accessible via the shared elevator. The garage is secured by an automatic gate.

Rental Situation:

The property is currently rented under a regular rental agreement, guaranteeing a consolidated monthly income of €550. The tenant, who is reliable and punctual in payments (documented references), has expressed his willingness to agree to an early release, making the property suitable for both those seeking a turnkey investment opportunity (producing income) and those wishing to have the apartment available within a reasonable timeframe.

Market Opportunities:

With an estimated market value of approximately €270,000 for the entire complex (apartment, outdoor space, garage, and cellar), the property is being offered for the incredible price of €199,000.

This is a unique opportunity to purchase a property with high potential in a prestigious residential setting. For more details or to arrange a viewing, please contact us.

Certification

Energy Class: E

Features

Code: 38601013-306	Listing type: Sale
Categoria: Two-roomed flat	Address: viale 8 Marzo
Zip Code: 17031	Municipality: Albenga
Total Square Meters: 60 sq.m.	Bedrooms: 1
Bathrooms: 1	Rooms: 2
State of Preservation: Excellent	: 1
Level: Ground Floor	Heating: Independent
Lift: Yes	No Barriers: Yes
Age Construction: 2007	Current Status: Rented
Building Costs: € 65	Terrace: endowed, 58 sq.m.
Cellar: endowed	Kitchen: Exposed Kitchen
Box: Single, 17 sq.m.	Terrace : 58 □
Tv Antenna : Cond	Porch



Tv SAT	Air-Conditioned
Telephone System	Wiring
Aluminum Frames	Shutters : manual

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
Wood	Public pool
Hotels	B&B
medical practice	Hospital





