

**in sale a Squillace
Lido
€ 475.000
Ref. CZ-664**



318 sq.m. | Bathrooms: 3 | Bedrooms: 3 | Rooms: 7

Squillace lido, viale dei Feaci, in a recently built residential context, we offer for sale an elegant duplex apartment in an elegant condominium served by a lift and parking area. The property is arranged on two living levels, with attention to detail and finished with quality materials, inside it is distributed as follows: entrance to living room with access to the balcony, hallway with built-in wardrobes, three bedrooms, one of which with a walk-in wardrobe and bathroom for exclusive use, study, master bathroom with "Jacuzzi" tub on the second floor. On the upper floor, accessible by a comfortable open staircase, there is a living area enriched by a fireplace which gives a touch of warmth to the whole environment and access to the terrace from which you can enjoy a splendid view up to the sea, partly covered by a marvelous wooden gazebo equipped with outdoor kitchen, internal built-in kitchen with comfortable pantry, dining room, bathroom and laundry room. The property includes a flat roof of approximately 65 m2 accessible by a retractable staircase and an assigned parking space in the condominium courtyard. Equipped with independent methane-fuelled heating with convectors, air conditioning system, photovoltaic panels for electricity production with storage, solar thermal system, thermal break wood/aluminium window frames with mosquito nets and motorized shutters, roller blinds for sun protection, doors in solid wood, piped music system, alarm system, video intercom and armored door. Excellent solution for primary residence.

Certification

Energy Class: A1

Property details

Address: Viale dei Feaci, 47

Zip Code: 88069

Bedrooms: 3

Bathrooms: 3

Rooms: 7

State of Preservation: Excellent

Level: On two-levels

Total Floor: 2

Heating: Heating

Parking: Uncovered Parking

Lift: Yes

Age Construction: 2005

Balconies: Present, 38 sq.m.

Terrace: Present, 78 sq.m.

Sea Distance: 400 meter

Kitchen: Regular Kitchen











