



COLDWELL BANKER
GRUPPO BODINI

Gruppo Bodini

□ LECCE - Via 95 Reggimento Fanteria, 11

□ MAGLIE - Via Trento e Trieste, 22

□ GALLIPOLI - Corso Roma, 7

- 73100 Lecce (LE)

(+39) 0832 099369

Residence for sale in Lecce

Centro storico

€ 2.000.000

Ref. CBI069-553-132135



1.050 sq.m. | Bathrooms: 9 | Rooms: 22

LECCE

Near the historic center, a few minutes walk from the most important monuments, nightlife places and shops, we are delighted to offer for sale an apartment complex of new construction.

The property has three apartments and three suites, all of them equipped with all comforts. There are rooms and apartments whose name and internal details remind of the mythological world. Some of them overlook the street and the roofs of the historic centre of Lecce, some others face a patio and a large flowerbed planted with lemon trees and lush evergreen plants.

Each room features shades of white colors with beautiful canvases, curtains, armchairs or sofas that create nice spots of colour. All the apartments are on two levels and have a lofted area that can be reached both by an elegant internal wood staircase and a Schindler lift with an innovative traction system and a Schindler GSM kit device for remote alarm.

Bathrooms are equipped with every comfort. The large showers are closed by sliding doors and glass walls by Novellini. The sanitary fixtures are by Friges e Azzurra, with Gewerit differentiated two-button drain for water saving.

All rooms are equipped with air conditioners, a 32" LED screen, and a large-size wardrobe with safety deposit box.

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There are also frescoes with mythological themes. Wall mosaics are located in the courtyard. In some rooms the floors are in porcelain stoneware with a pearl grey granite or travertine effect, and in some others there is a light walnut-coloured birch wood parquet.

The access to the rooms is managed with an EPS locking system, with four levels of security and protection against unauthorised copies of keys.

The alarm and surveillance system, which are installed both inside and outside the property, can be remotely controlled.

The entire building is equipped with wheelchair accesses and child safety gates in the stairwell area.

The automated system makes it possible to control the heating and cooling supply parameters for each room.

An important aspect and a distinctive feature of the property is the use of clean, technologically advanced energy sources to reduce energy consumption and pollution, such as the zero-emission conditioners and a 10 kw photovoltaic panel system for the energy supply.

The building has been constructed according to anti-seismic criteria thus providing a high degree of thermal and acoustic insulation.

Moreover, despite being located close to the historic centre, the property enjoys a quiet and peaceful atmosphere surrounded by greenery.

The courtyard as well as the terrace with solarium located on the second floor are the ideal places to relax and sip a cup of coffee or a cool drink.

The atmosphere and the attention to every detail make this property a pleasant and lovely place to be and a starting point to discover Salento and its beaches.

In the basement, which is also reachable by a driveway gate, there is large parking for 4/5 cars.

The property lends itself well to being used as a private residence, a tourist accommodation or a widespread hotel. There is also the possibility of build further and the extension works have already been authorised.

The property is 'turnkey' fully furnished and it is ready to be lived in.

The residence is close to the historic centre in a very well served area with many services and no traffic restrictions.

Lecce is just a few kilometres from the most beautiful beaches in Salento: just 10 km from the nearest beaches, about 40 km from Gallipoli and Otranto, 35 km from Brindisi airport and 150 km from Bari airport.

Certification

Energy Class: B

EPgl_{nr}: 50.00 kwh/□

Features

Property ID: CBI069-553-132135

Contract: Sale

Categoria: Residence

Address: Porta San Biagio

Zip Code: 73100

Municipality: Lecce

Zona: Centro storico

Total sqm: 1.050 sq.m.

Livable surface: 1000.00

Bathrooms: 9

Rooms: 22

Internal condition: Excellent

Covered sq.m.: 650 sq.m.

Uncovered sq.m.: 300 sq.m.

Coverable sq.m.: 100 sq.m.

Independent heating: Central Heating

Nearby



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Gyms	Beauty centres
Soccer fields	Sport centres
Tennis courts	Cycle paths
Playgrounds	Rail station
Public transports	Nursery school
Primary schools	Secondary schools
High school	Bar
Post offices	Shopping centres
Municipal office	

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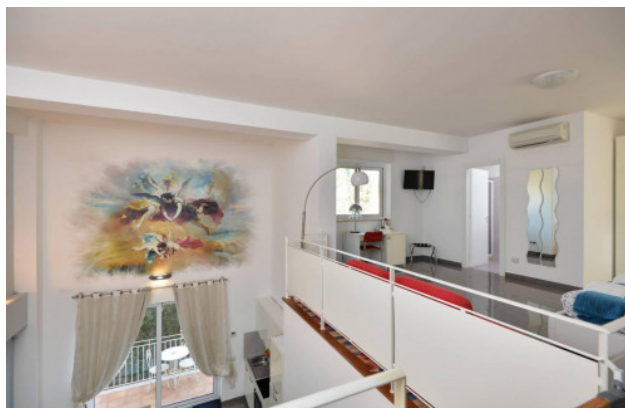
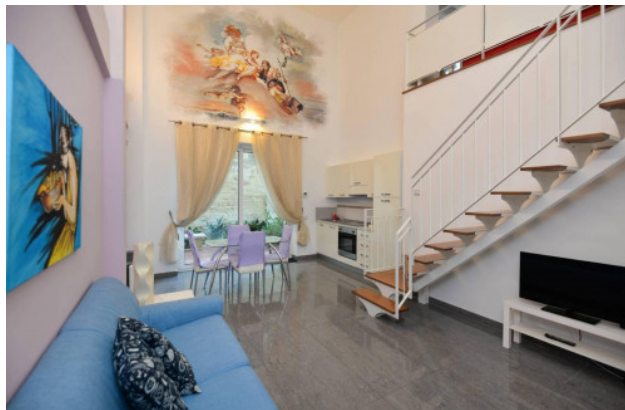
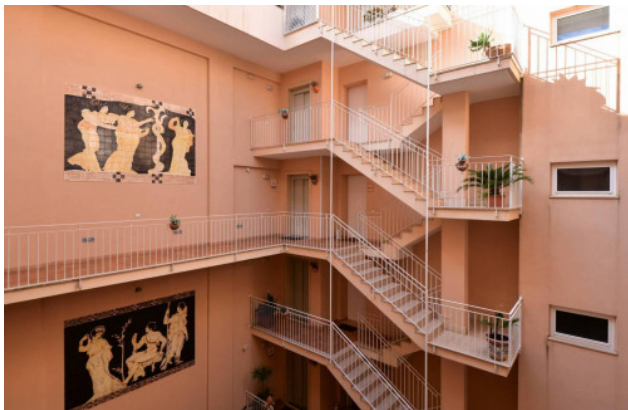
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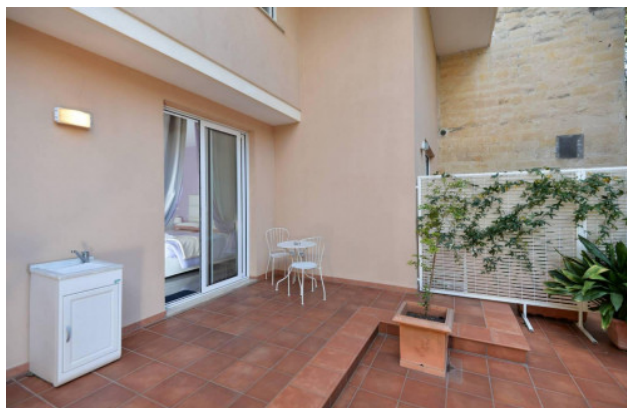
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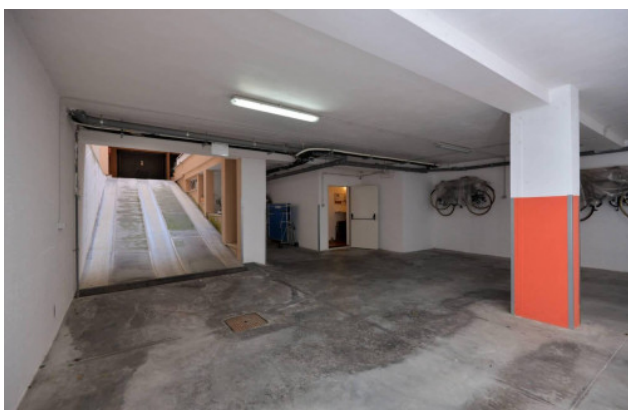
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