



COLDWELL BANKER

BARBERA GROUP  
INTERNATIONAL REAL ESTATE

Barbera Group International Real Estate  
Via Panama, 22 - 00198 Roma (RM)  
(+39) 06 8411681

## Apartment for sale in Silvi Silvi Marina € 550.000 Ref. CBI100-653-290014



**130 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 4**

**SILVI MARINA** - Inside the exclusive "Le Dune" residential complex, where the concept of the apartments perfectly integrates personal care with everyday life, far from traffic and crowded streets, between nature and design, where paved paths connect the house by the sea and all services, we are pleased to offer for sale a beautiful apartment on the ground floor of approximately 130m2 and a large private garden with direct access to the swimming pool.

The apartment is made up of an entrance hall, an open-plan living room, a kitchenette and a dining area; a hallway leads to the sleeping area, served by three comfortable bedrooms, the largest of which with an "en-suite" bathroom, a second bathroom and a closet. Outside there is a useful laundry area. From each room of the house there is access through a French window to the garden, which is partly paved. Air conditioning, video intercom, electric shutters, are just some of the fine finishes inside the house; Schuco fixtures, Lea ceramics, latest generation bTicino electrical system, just a few examples of the quality of the materials used. The property includes a double covered parking space inside the shared garage.

Protected by an automatic gate and 24-hour security service, the condominium offers condominiums and their guests a beautiful outdoor swimming pool, a gym and various open spaces for events and private parties, as well as common services such as a pizzeria, lounge bar, pharmacy and post office.

The absolutely prestigious context, equipped with every comfort and close to all the main services, finally contributes to making this real estate proposal a valid solution both as a main residence and as an investment to be made into income.

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## Certification

**Energy Class:** A1

## Features

Property ID: CBI100-653-290014	Contract: Sale
Categoria: Apartment	Address: via Rubicone
Zip Code: 64028	Municipality: Silvi
Zona: Silvi Marina	Total sqm: 130 sq.m.
Bedrooms: 3	Bathrooms: 2
Rooms: 4	Internal condition: Excellent
Floor: Ground Floor	Total floors: 3
Independent heating: Heating	Parking space: Carport
Lift: Yes	No architectural barriers: Yes
Date of construction: 2018	Current Status: Available after the deed of sale
Condominium costs: € 200	Kitchen: Exposed Kitchen
Antenna : Condominium	Storage
High-speed internet connection	Air conditioning
Telephone system	Electric system : Compliant with the building regulations of the time
Shower	

## Nearby

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	















