



Villa for sale in Trani

€ 350.000

Ref. CBI159-2262-63643



110 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 4

PUGLIA - TRANI(BAT) - CAPIRRO DISTRICT

Portion of a semi-detached villa located in the Capiro area about 3 km from the sea and a few minutes from the center of Trani. It develops in a newly built residential complex.

Main features of the property:

- possibility of opting for internal solutions with eat-in kitchen or open-space living area, with two or three bedrooms, with two or three bathrooms;
- fine finishes with floors up to and coverings up to €60/m2 in price list, external frames in laminated wood, New-SolarSystem Secure3 solar shading system for each opening, Ripa Porte internal doors;
- high thermo-acoustic insulation, both in the opaque part (external walls and roof) and in the transparent part (window and door frames);
- cutting-edge thermo-hydraulic and electrical systems:
 - o underfloor heating system powered by a Mitsubishi Ecodan heat pump, thermostat for each floor;

Gruppo Bodini

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- o 3.2 kW photovoltaic system located on the slope facing south-east;
- o provision for standard perimeter and volumetric alarm system;
- o Video surveillance system consisting of a camera located in the entrance area (pedestrian and vehicle gate) and provision of another 3 cameras on the facades of the house;
- rainwater collection system complete with accumulation tank with a capacity of 16,000 l, pressurization system and double hose in the garden;
- internal parking for each residential unit (at least 40 m2);
- large supply of plantable greenery (approximately 150m2 for each unit);
- paved outdoor areas (at least 60 m2) and equipped with laminated wood pergola.

Optional:

- solar thermal system placed on the roof for the production of domestic hot water;
- upgrading of the photovoltaic system up to 4 kWh with the possibility of installing a storage system;
- completion of the video surveillance system with another 3 cameras, DVR and control monitor;
- completion of the alarm system with internal volumetric sensors, external laser barriers, management control unit and alarm siren;
- pool .

Certification

Energy Class: A4

EPgInr: 15.00 kwh/□

Features

Property ID: CBI159-2262-63643

Contract: Sale

Categoria: Villa

Address: Contrada Capiirro

Zip Code: 76125

Municipality: Trani

Total sqm: 110 sq.m.

Bedrooms: 3

Bathrooms: 2

Rooms: 4

Internal condition: Excellent

Floor: Ground Floor

Total floors: 2

Independent heating: Heating

Parking space: Uncovered Parking

Date of construction: 2024

Balconies: Present

Garden: Private

Sea distance: 3.000 meter

Kitchen: Regular Kitchen



