



## Apartment for sale in Riccione

### € 420.000

### Ref. CBI153-2212-520511



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

NEWLY BUILT APARTMENT IN RICCIONE

Welcome to the new luxury residence in Riccione, where comfort and modernity come together in an exclusive and well-served environment.

This splendid apartment is located on the first floor, is on two levels and boasts a surface area of 10,000 square metres. The interior features a modern and functional design, with meticulous attention to detail.

The strong point of the property is the large garden of approximately 35 square meters, perfect for enjoying outdoor lunches and dinners.

To complete the property there is the possibility of a garage to ensure comfort and practicality.



Living comfort is guaranteed by efficient acoustic and thermal insulation, thanks to the reinforced concrete structure and underfloor heating. The windows are all equipped with mosquito nets and railings, offering complete protection and pleasant natural lighting. The layout of the rooms is completely customizable, allowing the buyer to create the living space of their dreams, according to their preferences and needs.

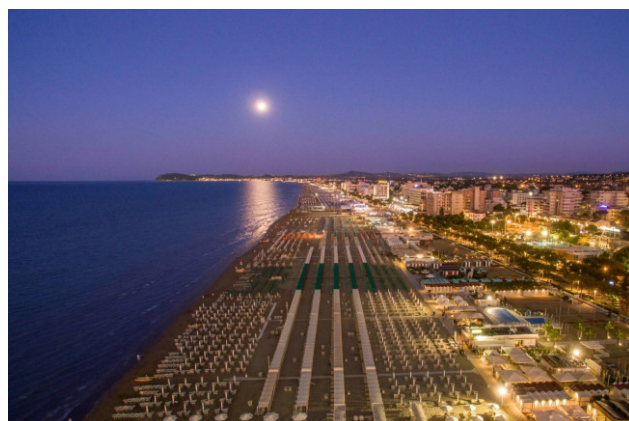
This solution is an excellent opportunity for those who want a new residence equipped with all comforts, with latest generation systems and finishes located in one of the most exclusive areas of Riccione!

## Certification

**Energy Class:** A1

## Features

Property ID: CBI153-2212-520511	Contract: Sale
Categoria: Apartment	Address: Viale Romagna
Zip Code: 47838	Municipality: Riccione
Total sqm: 108 sq.m.	Bedrooms: 3
Bathrooms: 2	Rooms: 4
Internal condition: Restored	Floor: 1
Total floors: 2	Independent heating: Heating
Date of construction: 2024	Balconies: Present
Terrace: Present	Garden: Private
Sea distance: 1.000 meter	Kitchen: Present
Garage: for one car	



RESIDENZA  
BERTINORO  
ROMAGNA

CARATTERISTICHE	
Superficie totale	100,00 mq
Superficie coperta	100,00 mq
Superficie utile	100,00 mq
Superficie verde	100,00 mq
Superficie impermeabile	100,00 mq
Superficie pavimentata	100,00 mq

1. L'APPARTAMENTO È COMPLETO DI TUTTE LE UTILITÀ E I SERVIZI NECESSARI PER IL COMFORT E IL BENESSERE.

APPARTAMENTO 6 PIANO PRIMO FABBRICATO B

1:100