



Apartment for sale in Cattolica

CENTRALISSIMA

€ 195.000

Ref. CBI153-2212-520520



86 sq.m. | Bathrooms: 2 | Bedrooms: 2 | Rooms: 4

COZY APARTMENT IN CATTOLICA

We offer for sale a bright apartment located in the heart of Cattolica, dating back to the 2000s and distributed on two levels, with a touch of elegance and modernity that distinguishes it.

The property of approximately 65 square meters consists of a spacious open-plan living room, characterized by a bright, fully equipped kitchen. The large windows present in both the living room and the kitchen allow natural light to flow abundantly within the environment, creating a welcoming and lively atmosphere. From the kitchen, you can directly access a lovely veranda terrace, perfect for enjoying moments of relaxation in the open air.

Through a corridor, you enter the double bedroom, equipped with a private balcony. Next to the bedroom, there is a spacious walk-in closet, which can also be used as a storage room, ensuring optimal organization of the spaces. The bathroom with window, complete with shower, completes this area of the apartment, offering comfort and practicality.

Prime Properties

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A comfortable and well-designed staircase leads to the charming attic, which houses a welcoming sitting room currently used as an office and laundry room. From here you can admire a breathtaking panoramic view through a French window leading to a private balcony. The attic includes a second bathroom with window and shower, ensuring maximum comfort in this part of the house too.

The entire solution is equipped with shutters, air conditioners and mosquito nets in all double-glazed PVC windows, ensuring optimal thermal and acoustic insulation in every season of the year. The property includes a comfortable and spacious garage of approximately 28 square meters, ideal for conveniently parking the car and storing any equipment.

This solution is the perfect combination of comfort, elegance and practicality, offering a modern and refined lifestyle in the heart of Cattolica.

Certification

Energy Class: D

Features

Property ID: CBI153-2212-520520

Contract: Sale

Categoria: Apartment

Address: Via Cairoli

Zip Code: 47841

Municipality: Cattolica

Zona: CENTRALISSIMA

Total sqm: 86 sq.m.

Bedrooms: 2

Bathrooms: 2

Rooms: 4

Internal condition: Good

Floor: 1

Total floors: 1

Independent heating: Heating

Current Status: Available after the deed of sale

Condominium costs: € 30

Balconies: Present

Terrace: Present

Kitchen: Present

Garage: for one car







