



COLDWELL BANKER

MAXI REAL ESTATE

Maxi Real Estate  
C.so Umberto I, 31-33 - 97015 Modica (RG)  
+390932441464

## Apartment for sale in Ragusa Beddio

€ 260.000

Ref. CBI163-2409-5248



**247 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 5**

### PREMIUM AND REFINEMENT IN AMERICAN STYLE!

Coldwell Banker offers for sale this extraordinary luxury apartment, recently renovated and truly one of a kind. Located in a privileged position, in the immediate vicinity of via Archimede, one of the main arteries of the city, this prestigious residence offers a unique opportunity for those seeking maximum comfort and lifestyle.

The apartment, with a surface area of approximately 192 m<sup>2</sup> and located on the third floor with a lift, was intelligently designed by a team of architects who transformed the spaces into a large open space, creating three spacious bedrooms, two elegant bathrooms (including one in the bedroom), a laundry room and a large bright and inviting living room.

But what makes this property truly extraordinary is the possibility of creating a second separate apartment. In addition to the main unit, on the third floor, you will have access to an attic of approximately 220 m<sup>2</sup> with a separate entrance on the fourth floor. This extra space offers the possibility of creating an additional attic-type apartment consisting of a living room-kitchen, two bedrooms, two bathrooms and two private terraces from which to enjoy spectacular urban sunsets.

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Among the distinctive features that make this property truly unique, we find a corner balcony with a panoramic view of the city, a sophisticated LED lighting system, double-glazed windows for maximum acoustic comfort and sliding and overhead iron doors that add a touch of elegance and safety, finally, a 6 kW photovoltaic system, which guarantees significant energy savings.

Don't miss the opportunity to live in an exclusive space that offers not one, but two possible living solutions.

## Certification

**Energy Class:** D

**EPglnr:** 330.00 kwh/□

## Features

Property ID: CBI163-2409-5248

Contract: Sale

Categoria: Apartment

Address: via delle palme, 36

Zip Code: 97100

Municipality: Ragusa

Zona: Beddio

Total sqm: 247 sq.m.

Bedrooms: 3

Bathrooms: 2

Rooms: 5

Internal condition: Restored

Floor: Top

Total floors: 3

Independent heating: Central Heating

Lift: Yes

Current Status: Available after the deed of sale

Condominium costs: € 40

Balconies: Present

Terrace: Present

Kitchen: Exposed Kitchen

Garage: Shed











