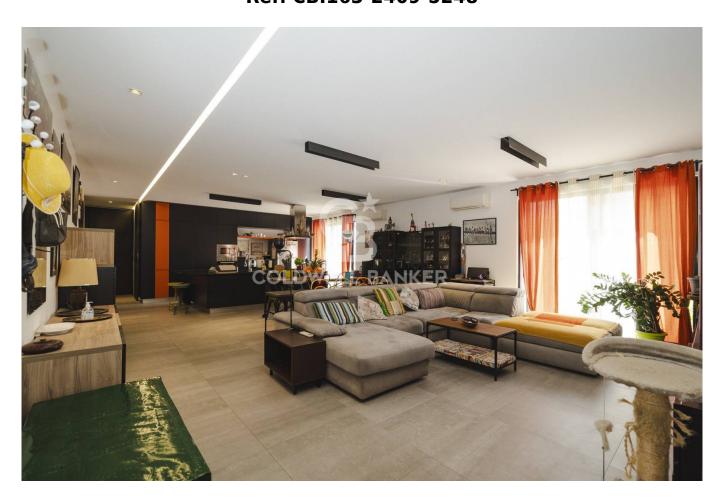


# Apartment for sale in Ragusa Beddio € 260.000 Ref. CBI163-2409-5248



# 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 m2 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 m2 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.



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 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 EPgInr: 330.00 kwh/

### **Features**

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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	
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