

## **Bilevel of 300 square meters, modern with large terraces, view and garage**

Via Catullo 7/2

**595.000 €**

For sale

Flat

Rooms: 3

Bathrooms: 3

M<sup>2</sup>: 300

### **Description**

**A Modern Marvel in "Baia della Tranquillità": Luxurious Bilevel of 300sqm with Breathtaking Sea Views and Enchanting Terraces!**

Welcome to a haven of modernity and sophistication, located at Via CATULLO 7/2, in the prestigious complex "Baia della Tranquillità": we proudly present a 300sqm bilevel, recently renovated with unparalleled style.

*Enchanting Panorama:*

The apartment is spread over two levels (4th and 5th), with terraces embracing both floors. The sea view is spectacular, offering open panoramas on three sides, providing a sense of freedom and serenity.

**Exquisite Renovation:**

In 2018, the entire property underwent a radical renovation: new fixtures, systems, and a modern kitchen were installed to ensure maximum comfort and style. The roof was completely redone in 2019/2020, rendering the residence absolutely perfect and requiring no further intervention.

*Prestigious Living:*

As you enter, you are welcomed by an immense 84sqm living room, with an enchanting attached terrace. Here, you can indulge in moments of relaxation and conviviality, all while enjoying breathtaking views. A room, currently used as a study, offers the opportunity to create a versatile space. A spacious bathroom, a livable kitchen, and a veranda/laundry area complete this level.

*Elegance on the Upper Floor:*

On the upper floor, a second immense 86sqm living area with a fireplace invites you to experience moments of pure pleasure. Along the perimeter extends another terrace of rare beauty. A study, not present in the 3D tour, provides a tranquil and private workspace. Two bathrooms, one with a bathtub and sauna, and two bedrooms, each with a private terrace, complete this level.

*Convenience and Parking Spaces:*

The property includes a private garage, a second garage available for rent (with the possibility of taking over the contract), and a motorcycle parking space in the garage. For guests, ample parking is available on the private street, without specific rules or allocations.

*Elegance and Comfort:*

Each room is equipped with new air conditioning for maximum comfort. The master bedroom area has been soundproofed to ensure peaceful rest. A spacious cellar, easily accessible on the ground floor, provides extra space to store valuable items.

*Your Luxury Oasis:*

This apartment represents one of the finest and most impeccably renovated properties we have to offer. The recent renovations have been carefully executed with high-quality materials. The decision to part with this splendid abode, after a substantial investment, is motivated by a life change that goes beyond the property itself.

*Cadastral Category A/2 (not "luxury") with an annual income of €2060.66.*

Don't miss the opportunity to own this modern marvel in "Baia della Tranquillità". Contact us today to schedule a visit and discover the charm of this majestic bilevel.

## Further details

## Features

Large size  
Garage  
Very bright  
Partially furnished  
Air conditioning

Lift  
Very central  
With a view  
Sea View  
Security door

Balcony  
Luxury finishes  
Refurbished  
Habitable terrace  
Silence and privacy