

## Elegant Urban Oasis - VERDEMARE

425.000 €

Via Picciola 9

For sale

Flat

Rooms: 3

Bathrooms: 2

M<sup>2</sup>: 122

### Description

"An Elegant Urban Oasis - VERDEMARE: The Epitome of Real Estate Excellence!"  
Come and discover the real estate gem at Via Picciola 9 - VERDEMARE - the tallest building in the complex at the beginning of the charming "Rive." This extraordinary Class A+ residence is as good as new, with its first entry just 5 years ago, and it will surprise you with its spacious terrace and roomy cellar, all designed to offer you an unparalleled living experience.

Details of Pure Refinement:

Open the door to a unique space, with a living room that opens onto a charming terrace, providing you with a view of Via Guido Reni and a delightful glimpse of the sea. An independent kitchen will inspire you to become a true chef, while a large walk-in closet adds a touch of style and order to your home. With 3 bedrooms and 2 bathrooms, you will enjoy cozy and comfortable spaces, meticulously designed in every detail.

Your Perfect Investment:

With an income of €1208, a cadastral category of A/2, and a generous size of 121 sqm, plus a 4 sqm cellar, this apartment in "VERDEMARE" is an ideal choice for both your quality of life and real estate investment.

Exceptional Experience:

But that's not all! It is in impeccable condition, while the surrounding area is remarkably peaceful, despite being just a few steps from the vibrant "Rive." VERDEMARE also stands out for its incredible energy efficiency (A+), thanks to intelligent features such as the photovoltaic system, high-insulation windows with structural glass, and solar thermal system for hot water.

A Condominium Paradise:

Inside the complex, VERDEMARE offers a large exclusive condominium park, where your gaze can roam freely. Here, you can relax at the end of the day, while your children play safely in areas dedicated to the little ones.

Experience Luxury and Excellence at VERDEMARE: Discover today the 3D interior tour and the presentation video to immerse yourself in the magic of this "Smart living solution"!

For more information and to book a visit, visit our website [www.triestevillas.com](http://www.triestevillas.com) or write to us at [sales@triestevillas.com](mailto:sales@triestevillas.com). Our team of professionals will be delighted to guide you in discovering this authentic urban paradise.

### Further details

### Features

Lift  
Surrounded by greenery  
Underfloor heating  
Security door

Very central  
Refurbished  
High energy efficiency  
Video intercom

Communal garden  
Partially furnished  
Air conditioning  
Silence and privacy