

for sale in Montecatini-Terme

€ 220.000

Ref. 1633



89 sq.m. | Bathrooms: 2 | Bedrooms: 2 | Rooms: 3

Located in the heart of Montecatini Terme, this new residential building is in a rapidly developing area, characterized by numerous construction projects and urban redevelopments. An exclusive opportunity to live in the renowned spa town, just steps from all the main amenities and attractions.

The property comprises 11 completely renovated apartments of various sizes, designed to offer maximum comfort and meet a variety of living needs.

The apartments will be accessible via driveways and pedestrian entrances, while the building will feature a large shared stairwell, elevator, and stairlift, ensuring full accessibility for all.

All the properties will be certified Energy Class A, in line with the latest regulations on energy saving and sustainability.

Features of the DUPLEX APARTMENT N. 4 – FIRST and SECOND FLOORS:

Net surface area: 86 m² with an exclusive terrace of 27.8 m²

Commercial area: 88.78 m²

Price: €220,000.00

Duplex apartment, between the first and second floors, comprises on the first floor a large room intended for living/dining with kitchenette, toilet, toilet, as well as a large terrace on the west side and stairs leading to the upper (second) floor

where there is the sleeping area with hallway, two bedrooms and bathroom.

Internal room surfaces:

Kitchen-living room (first floor) - 31.80 m²
Bathroom (living area) - 3.47 m²
Bedroom 1 (second floor) - 14.74 m²
Bedroom 2 (second floor) - 10.64 m²
Bathroom (sleeping area) - 5.67 m²
Hallway - 2.80 m²
Terrace - 27.8 m²

GENERAL INFORMATION for all new apartments in the property:

Distribution of Apartments:

- Ground floor: 3 apartments with exclusive courtyard.
- First floor: 2 apartments + 1 duplex on two levels.
- Second floor: 2 apartments with large balconies.
- Third floor: 1 penthouse with connection to the fourth floor and panoramic terraces.
- Basement: Cellars, garages, and uncovered parking spaces that can be combined with the apartments.

Features and Finishes:

- Walls and insulation: 12 cm thermal coat for high energy efficiency (class A).
- Systems: Independent heating with condensing boiler, predisposition for air conditioning and alarm.
- Windows and doors: PVC windows with double glazing and PVC shutters.
- Flooring: Large-format single-fired tiles, frost-resistant semi-stoneware for balconies.
- Bathrooms: Modern sanitary ware, resin shower tray, and designer taps.
- Condominium elevator: Service from the ground floor to the third/fourth floor.
- Outdoor areas: Private fenced courtyards, painted iron driveway and pedestrian gates.

These apartments are the ideal solution for those seeking a modern, efficient, and comfortable home in one of Tuscany's most renowned locations.

Certification

Energy Class: A1

EPgInr: 0.00 kwh/□

Features

Code: 1633	Reason: Sale
Address: Corso Matteotti	Zip Code: 51016
Municipality: Montecatini-Terne	Total Square Meters: 89 sq.m.
Bedrooms: 2	Bathrooms: 2
Rooms: 3	State of Preservation: Restored
Level: On two-levels	Total Floor: 4
Heating: Heating	Lift: Yes
Age Construction: 2025	Terrace: Present, 28 sq.m.
Kitchen: Exposed Kitchen	Tv Antenna : Condominium
ADSL Coverage	Wiring : By Law
Shower	Wooden Window Frames
Shutters	

Nearby

Gyms	Spa
Football Fields	Fitness Centers
Tennis Courts	Bike Lanes
Playgrounds	Railway Station
Public Transport	Kindergarten
Elementary Schools	Schools
High Schools	Cafe
Post Offices	Shopping Centers
Municipal Offices	







