

for sale in Montecatini-Terme

€ 630.000

Ref. 1700



213 sq.m. | Bathrooms: 3 | Bedrooms: 4 | Rooms: 7

FOR PRIVACY REASONS, THE ADDRESS AND POINTER ON THE MAP ARE PURELY INDICATIVE AND DO NOT CORRESPOND EXACTLY TO THE LOCATION OF THE PROPERTY. UPON REQUEST, WE WILL PROVIDE ALL THE NECESSARY INFORMATION.

Splendid penthouse with large terraces and breathtaking views, located in the heart of Montecatini Terme, in a new residential building in a rapidly expanding area characterized by major construction projects and urban redevelopment projects. An exclusive opportunity to live in the renowned spa town, just steps from the main services and attractions.

Features of APARTMENT NO. 11 (PENTHOUSE-DUPLEX) – THIRD AND FOURTH FLOORS:

The penthouse is located between the third and fourth floors of the building. The third floor features the entrance hall, three bedrooms, a bathroom, and a north-facing balcony. Upstairs, the living area features a large open space for the kitchen and living room, a spacious master bedroom with ensuite bathroom and walk-in closet, a storage room, a guest bathroom, and a multipurpose room. The penthouse also boasts large panoramic terraces offering spectacular views on all four sides: east, south, north, and west.

Net surface area: 195.14 m2 with panoramic terraces 178.91 m2

Commercial area: 213.03 m2

Internal room surfaces:

Kitchen-living room: 49.16 m2

Master Bedroom: 14 m2

Closet cabin: 4.47 m
Master bathroom: 4.47 sq m
Room A: 9.80 m²
Room B: 14.44 m²
Room C: 12.80 m²
Bathroom: 5.85 m²
Bathroom: 2.50 m²
Multipurpose room: 13.2 m²
Storage room: 2.22
Hallway: 12 m²
Southwest terrace: 104.87 m²
Northeast terrace: 69.81 m²

GENERAL INFORMATION about the property:

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.

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.

Certification

Energy Class: A1

Features

Code: 1700	Reason: Sale
Address: Corso Matteotti	Zip Code: 51016
Municipality: Montecatini-Terre	Total Square Meters: 213 sq.m.
Bedrooms: 4	Bathrooms: 3
Rooms: 7	State of Preservation: Restored
Level: On two-levels	Total Floor: 4
Heating: Heating	Lift: Yes
Age Construction: 2025	Terrace: Present, 178 sq.m.
Kitchen: Exposed Kitchen	Terrace : 178 □
Tv Antenna : Condominium	Closet

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







