



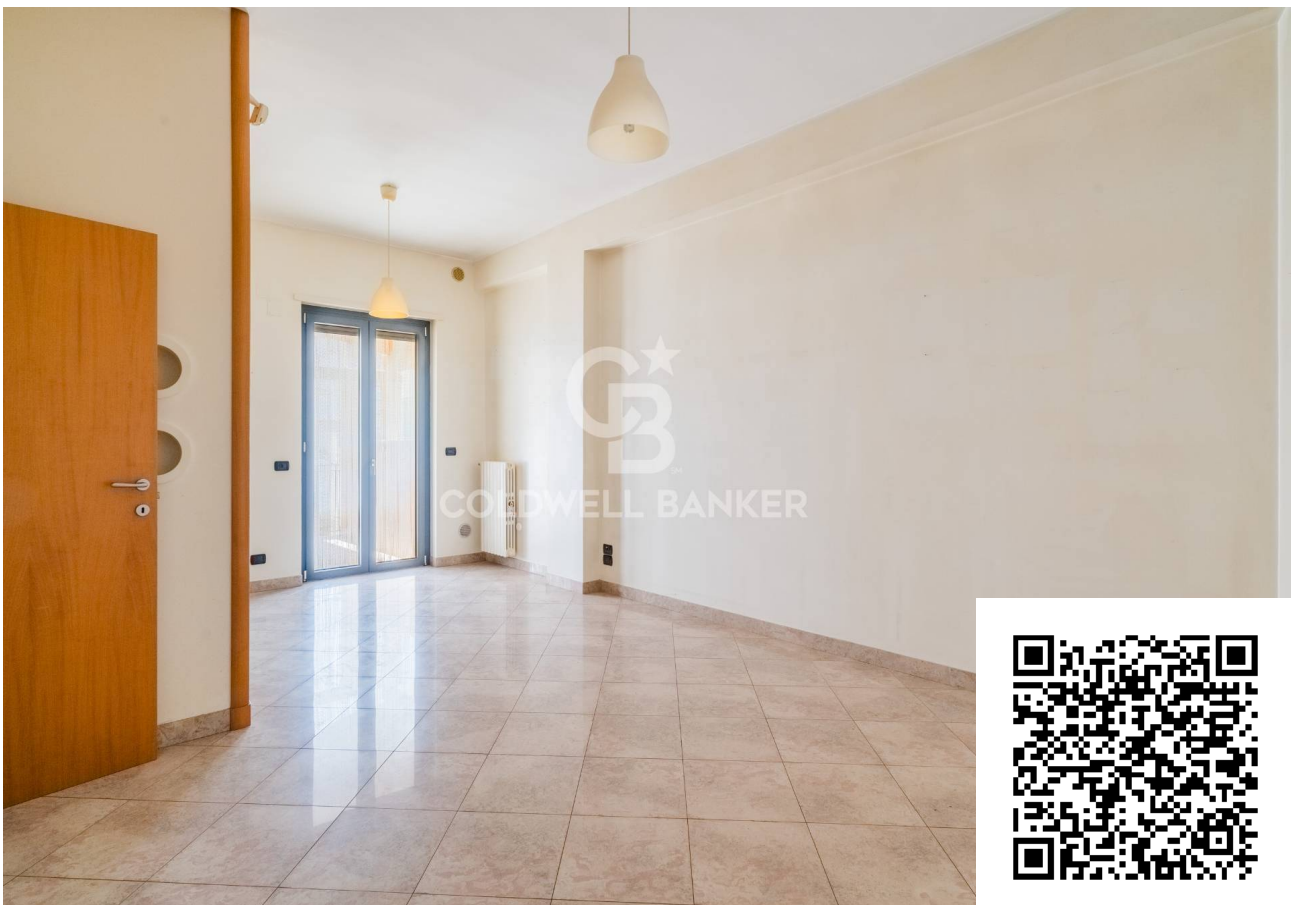
COLDWELL BANKER
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Independent apartment for Rent in Monopoli

VIA AURELIO SERENO, Bari, 70043 (BA)

1.700€



Contact info



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Description

PUGLIA – MONOPOLI (BA) – VIA AURELIO SERENO

We offer for rent a spacious, independent apartment in Monopoli, on Via Aurelio Sereno. The apartment measures 164 square meters and is energy-rated A3, with its own front door and private roof terrace. This is an uncommon solution on the rental market: its independent entrance, spacious living space, and well-equipped utilities make it suitable for both a large family and a professional office.

The entrance opens onto the bright living room, which opens onto a large balcony and connects seamlessly with the eat-in kitchen: a layout that fosters conviviality and everyday comfort.

The sleeping area, separated by a short hallway, consists of three bedrooms, all opening onto a balcony, one of which has a walk-in closet. A master bathroom, a second bathroom, and a dedicated laundry room in the living area serve the spaces: a double set of amenities that ensures independence and convenience even with multiple occupants.

Energy-wise, the apartment boasts an A3 energy rating, synonymous with low consumption and true efficiency. It features split air conditioning units in every room, a photovoltaic system with battery storage, solar thermal panels for hot water, and an electric car charging station in the entrance hall: solutions that translate into greater comfort and a significant reduction in operating costs.

Anyone seeking a professional office will find a ready-made solution here. Separate access from the main door allows clients to enter independently, without interfering with private spaces. The living room can easily accommodate a waiting and reception area, while the bedrooms lend themselves to being individual offices or meeting rooms, all featuring balconies and natural light. The two bathrooms allow for separation between the staff and clients, and the laundry room offers a practical utility or storage space.

The location is particularly convenient: a short distance from the center and the sea, in a convenient and well-served area, where finding street parking is easy.

The layout and flexibility of the spaces make the property truly adaptable: an ideal home for a large family and, at the same time, a practical and well-organized workplace.

Details



Property ID: CBI094-3206-64202



Surface: 172.00 m²



Rooms: 5



Bathrooms: 2



Energy Class: A3 EP glnr: 39.57 kwh/m²



Bedrooms: 3

Property Features



Floor: 1



Conservation status: **Excellent**



Current condition: **Free upon deed**



Surface: **172.00 m²**



Rooms: 5



Bedrooms: 3



Bathrooms: 2



Kitchen: **Habitable**



Position: **Semi-central**



Balconies: **Presente**



Shower: **Yes**



Terrace: **Present**

Nearby



Gyms



Beauty centres



Soccer fields



Sport centres



Tennis courts



Cycle paths



Playgrounds



Rail station



Public transports



Nursery school



Primary schools



Secondary schools



High school



Bar



Post offices



Shopping centres



Municipal office

Images

