Coldwell Banker Prime Properties
Viale Virgilio 4 - 47838 Riccione
P.IVA e C.F.: 14659311006
Tel.: 05411412040

Apartment for Sell in Riccione - Area: CENTRO

Viale Virgilio, Rimini, 47838 (RN)

1.100.000€

Contact info

Coldwell Banker Prime Properties

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Description

APARTMENT FOR SALE IN THE CENTER OF RICCIONE

We offer for sale a one-of-a-kind apartment, located on the ground floor of a newly constructed building on Viale Virgilio, Riccione. This luxurious property is spread over two levels and offers a living space of 90 square meters, with two bedrooms, a bathroom, a living room, and a kitchen.
The ground floor is surrounded by a private 82 sq m garden, ideal for relaxing al fresco. An 11 sq m porch and a spacious 21 sq m terrace on the first floor complete the outdoor spaces, offering the opportunity to enjoy the sun in complete privacy.
A covered parking space in the building's underground garage, available for purchase separately, ensures maximum convenience.

The building was designed and built with the highest quality materials, representing the top of the real estate offering in Riccione.
The high level of thermal insulation and the use of renewable energy sources through the use of highly efficient heat pump generators place the building in energy class A4. The roller shutters will be of the new Solar standard type, the best in their category.

The residences will stand out for their high architectural quality, energy efficiency, and living comfort. The building will be energy class A4 thanks to advanced thermal insulation and high-efficiency heat pumps. The air conditioning system will feature Wi-Fi thermostats with remote or voice control, underfloor heating with an electric heat pump, and air cooling with ducted units in the living room and split units in the other rooms. Each unit will be equipped with Controlled Mechanical Ventilation (CMV) with heat recovery, ensuring a healthy environment year-round.
The interior flooring features European oak and porcelain stoneware in the bathrooms. The electrical system will be compliant with regulations, featuring Bticino Now accessories, a video intercom, access control, and a 2.1 kW photovoltaic system, monitored via smartphone. Intrusion detection systems and electric vehicle charging stations will be installed.
The terrace and balcony railings will be made of extra-clear glass, and part of the fa?§ade will be clad in stoneware for a modern look. The exterior window frames will be made of Ponzio Newtech aluminum, while the front door will be armored, the ECLIPSE model by BLINDFORT. NewSolar roller shutters will ensure protection and energy savings.
These are just some of the exceptional features of this property. Contact us for more information.

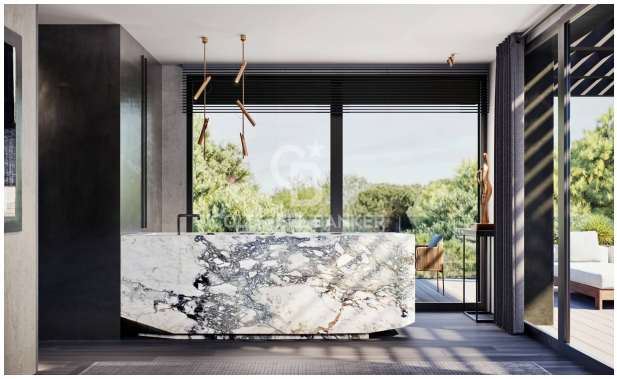
Details

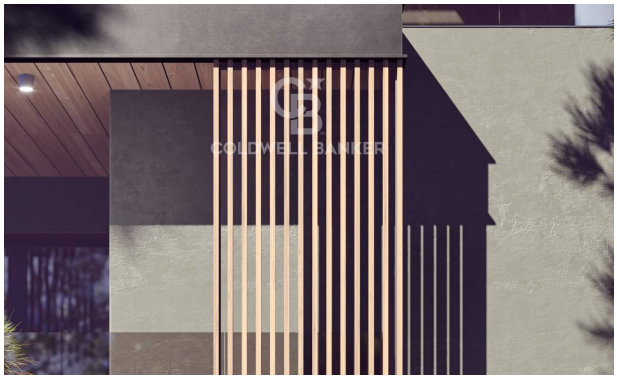
Property ID: CBI099-1528-520784	Surface: 118.00 m²
Rooms: 5	Bathrooms: 2
Energy Class: A4	Bedrooms: 2

Property Features

- Floor: Ground floor
- Conservation status: Excellent
- Current condition: Under construction
- Surface: 118.00 m²
- Rooms: 5
- Bedrooms: 2
- Bathrooms: 2
- Kitchen: Habitable
- Position: Central
- Elevator: 1
- Balconies: Presente
- Parking space: Covered
- Garage: Double
- Garden: Private,
- Terrace: Present

Images





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