



COLDWELL BANKER
PRIME PROPERTIES

Coldwell Banker Prime Properties
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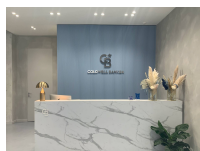
Independent apartment for Sell in Riccione - Area: ABISSINIA

📍 Viale San Martino, Rimini, 47838 (RN)

519.000€



Contact info



Coldwell Banker Prime Properties

**Coldwell Banker Prime
Properties**

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Description

Riccione – Abissinia Area | Apartment with private entrance, 300 m from the sea. In Abissinia, one of Riccione's most prestigious and quiet areas, we offer for sale an apartment with private entrance, located in a recently and thoroughly renovated building, complete with a complete overhaul from the roof to all the systems.

Access is via a private porch on the ground floor of approximately 9 m2, which leads to the exclusive internal stairwell. The main house is on the first floor with a surface area of approximately 100 m2 and comprises:

Bright living room, eat-in kitchen, two bedrooms, two bathrooms, small balcony/veranda with sea view. On the second floor is a large attic of approximately 90 square meters, connected internally, which could be used as a multipurpose space (study, relaxation area, hobby room, or storage area). This space is counted at 25% for commercial purposes, according to the Revenue Agency's criteria.

Surfaces

Main residence: approximately 100 m2 Ground floor (entrance/porch): approximately 15 m2 Attic: approximately 90 m2

Total commercial area: approximately 138 m2 The property is located just 300 meters from the sea, in a private and prestigious setting, ideal both as a primary residence and as a high-end seaside residence.

Details

 Property ID: CBI127-1585-503	 Surface: 148.00 m²
 Rooms: 7	 Bathrooms: 2
 Energy Class: F EP glnr: 242.22 kwh/m²	 Bedrooms: 2

Property Features

 Floor: Multi-story	 Conservation status: Excellent
 Current condition: Free upon deed	 Surface: 148.00 m²
 Rooms: 7	 Bedrooms: 2
 Bathrooms: 2	 Kitchen: Habitable
 Position: Central	 Balconies: Presente
 Shower: Yes	

Nearby



Gyms



Wellness Centers



Soccer Fields



Sports Complexes



Tennis Courts



Bike Paths



Playgrounds



Train Station



Public Transportation



Kindergarten



Elementary Schools



Middle Schools



High Schools



Cafes / Bars



Post Offices



Shopping Centers



Municipal Offices / Town Halls

Images



