A & G Immobiliare
via ascenziani, 19 - 63857 Amandola (FM)
0736847681

Apartment for sale in Comunanza
Semicentro
€ 194.000
Ref. 114346



150 sq.m. | Bathrooms: 2 | Bedrooms: 2 | Rooms: 5

Newly Built Apartment with Garage and Terrace for Sale in Comunanza, Ascoli Piceno, Marche, Italy

Discover a unique opportunity to purchase a modern apartment equipped with every comfort, located in the charming town of Comunanza. This newly constructed property (built in 2021) offers a total area of 103 square meters and is situated on the first floor of an elegant building. Designed for those who appreciate spacious, well-distributed interiors, the apartment features:

- A large living room, perfect for relaxing and entertaining.
- A fully equipped kitchen with an induction cooktop, ideal for cooking enthusiasts.
- Two cozy bedrooms.
- Two modern and functional bathrooms.
- A video intercom system and high-speed fiber optic internet connection.

Energy Efficiency and Comfort
The apartment stands out for its advanced energy-saving features, ensuring lower utility costs:

- Independent underfloor heating system.

- Photovoltaic panels with a 4.5 kW output, contributing to excellent energy efficiency.
- Solar thermal panel for hot water production.
- PVC windows with thermal break and tilt-and-turn opening, providing outstanding thermal and acoustic insulation.

Furnishings and Outdoor Spaces
The apartment is sold fully furnished with a modern and elegant design. One of its highlights is the spacious 35 sqm terrace, ideal for outdoor relaxation, summer dinners, or simply enjoying the scenic views.
Garage and Storage
The property includes a large double garage (48 sqm) with two separate entrances, offering ample space for vehicle parking. Additionally, there is a convenient storage room for extra belongings.
Prime Location
Ideally positioned just a short walk from the center of Comunanza, the apartment provides quick access to all essential services. Furthermore, the nearby mountains are only a 10-minute drive away, making this property perfect for nature lovers and outdoor enthusiasts.

Don't miss this chance to live in the home of your dreams. For more information or to schedule a viewing, contact the real estate agency today. This is your opportunity to own a property that perfectly combines modern living, comfort, and an excellent location.

Certification

Energy Class: A4	**EPgInr**: 22.53 kwh/□

Features

Code: 114346	Reason: Sale
Categoria: Apartment	Address: Via Cavour
Zip Code: 63087	Municipality: Comunanza
Zona: Semicentro	Total Square Meters: 150 sq.m.
Bedrooms: 2	Bathrooms: 2
Rooms: 5	State of Preservation: Excellent
gas: 2	gas: 2
floor: 1	Total Floors: 3
independent Heating: independent	Parking: Carport
Lift: Yes	Age Construction: 2021
Current Status: free upon deed	Terrace: Present, 35 sq.m.
Garden: Common	Max Number of Beds: 6
Double Beds: 1	Single Beds: 1
Kitchen: Regular Kitchen	Box: Double

Nearby

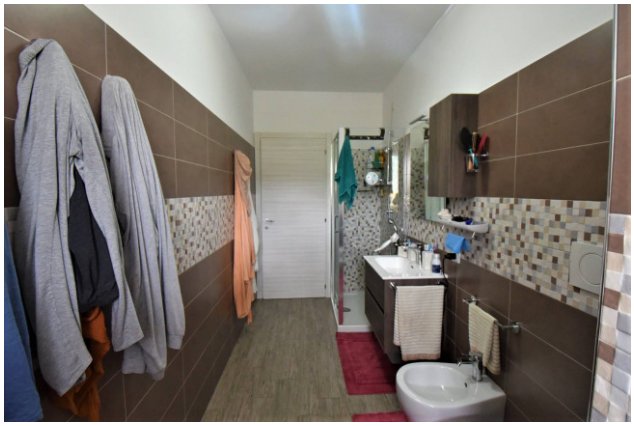
Gym	Spa
Football Fields	Fitness Centers
Tennis Courts	Bike Lanes
Playgrounds	Public Transport
Kindergarten	Elementary Schools
Schools	High Schools
Cafe	Post Offices

Shopping Centers	Municipal Offices

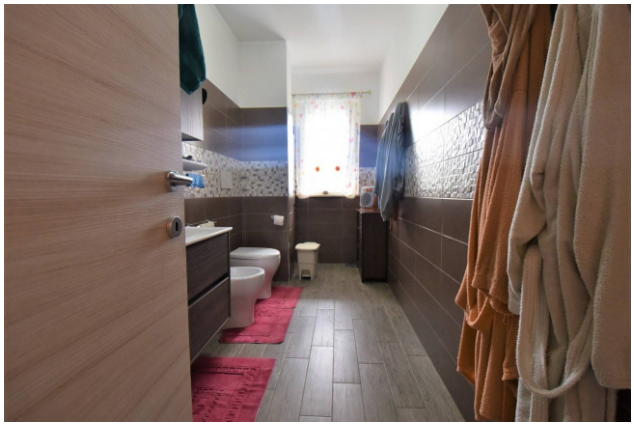
















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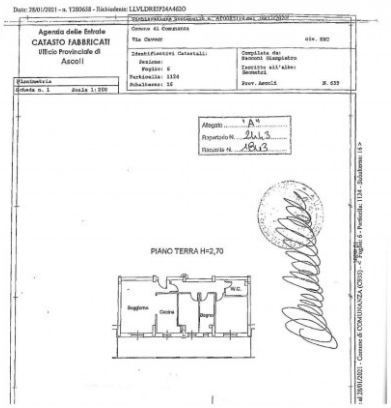


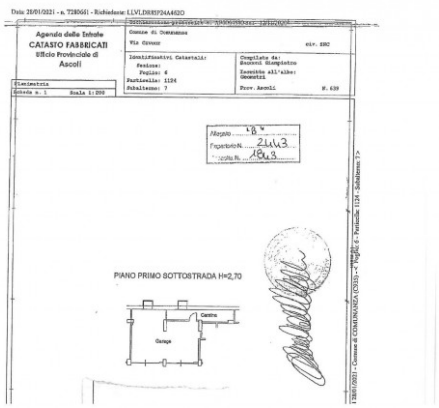







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