



### Modern villa with panoramic views

Modern, sunny, newly built villa in excellent location, just few minutes away from the yacht club "Nautico". Plot 903m<sup>2</sup>, living area 254m<sup>2</sup> plus terrace 209m<sup>2</sup>. 3 bedrooms with 3 bathrooms, lounge with fireplace and open, modern kitchen. High quality and very good equipment. Spacious swimming pool with terrace.

<b>Ground area m<sup>2</sup></b>	903
<b>Constructed area m<sup>2</sup></b>	254
<b>Bedrooms</b>	3
<b>Bathrooms</b>	3
<b>open Terrace m<sup>2</sup></b>	209
<b>Location/features</b>	Energy Performance Certificates E , contemporary interior design, panorama and sea views
<b>Inside fittings</b>	air-conditioning h/c, double-glazing windows of PVC, stoneware tiling, open-plan kitchen with electrical appliances
<b>Outside fittings</b>	pool, garden with automatic irrigation
<b>Infrastructure</b>	distance to the next golf course less than 3 km, distance to the next beach less than 3 km, distance to the next marina less than 1 km
<b>Price</b>	<b>2.800.000€</b>

Ref. I.1132



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