

Cannigione - Sardinien

# Finely furnished apartment on two levels with swimming pool

Property ID: IT252942302



[www.von-poll.it](http://www.von-poll.it)

**PURCHASE PRICE: 650.000 EUR • LIVING SPACE: ca. 200 m<sup>2</sup> • ROOMS: 6**

**Property ID: IT252942302 - 07021 Cannigione - Sardinien**

- **At a glance**
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**Property ID: IT252942302 - 07021 Cannigione - Sardinien**

## At a glance

<b>Property ID</b>	<b>IT252942302</b>	<b>Purchase Price</b>	<b>650.000 EUR</b>
<b>Living Space</b>	<b>ca. 200 m<sup>2</sup></b>	<b>Type</b>	<b>Apartment</b>
<b>Rooms</b>	<b>6</b>	<b>Commission</b>	<b>Subject to commission</b>
<b>Bedrooms</b>	<b>5</b>	<b>Total Space</b>	<b>ca. 200 m<sup>2</sup></b>
<b>Bathrooms</b>	<b>5</b>	<b>Equipment</b>	<b>Swimming pool</b>

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## Energy Data

Type of heating	Underfloor heating
Energy information	At the time of preparing the document, no energy certificate was available.

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## The property



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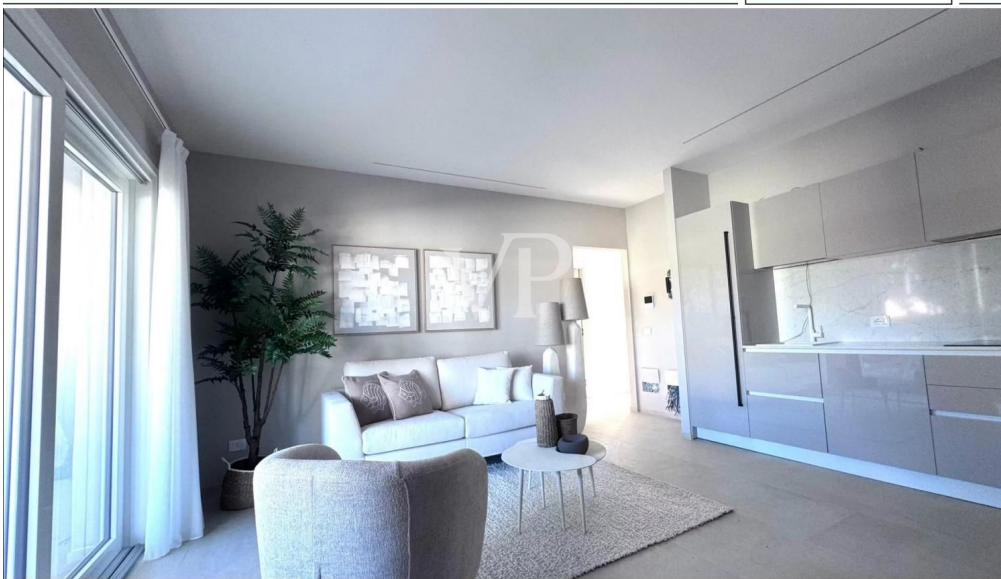
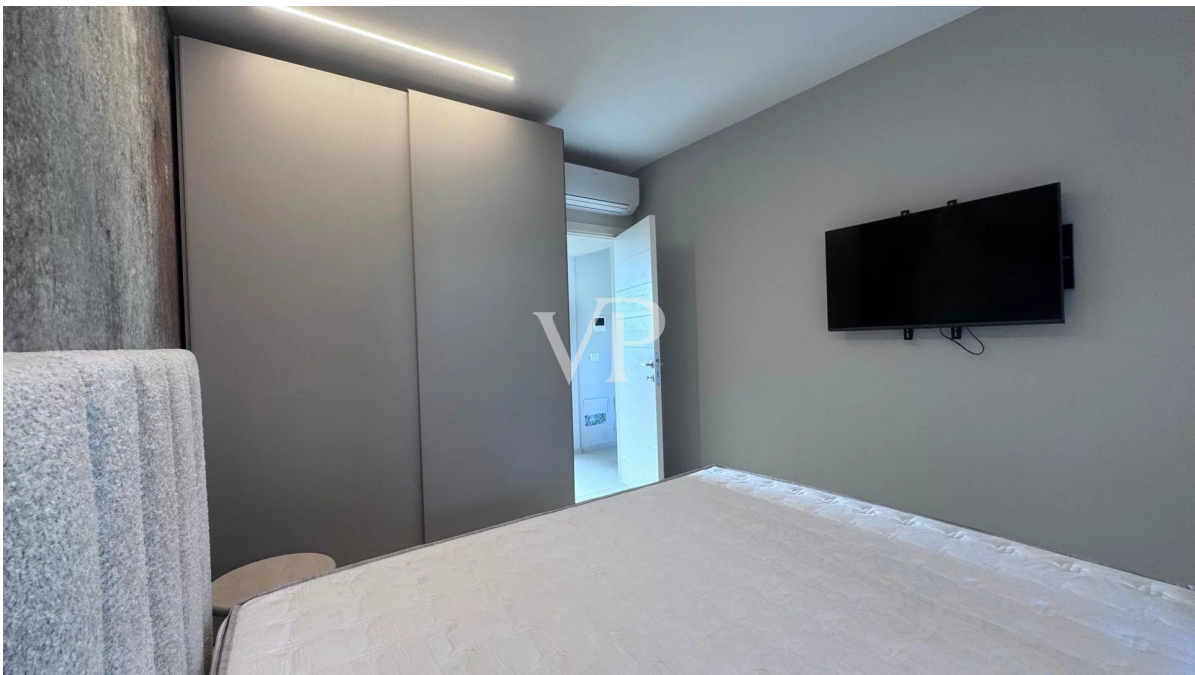
Property ID: IT252942302 - 07021 Cannigione - Sardinien

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# Floor plans

Scale: 1:50 Client: SIG-MATERA Date: 19-12-24  
APF. 3 Piano Interrato

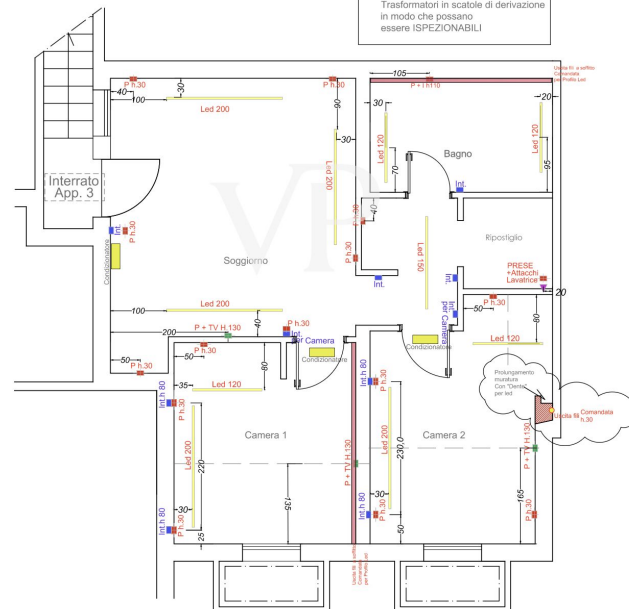
## APPARTAMENTO 3 Piano interrato IMPIANTI ELETTRICI

### LEGENDA

Profilo Led Incasso L16

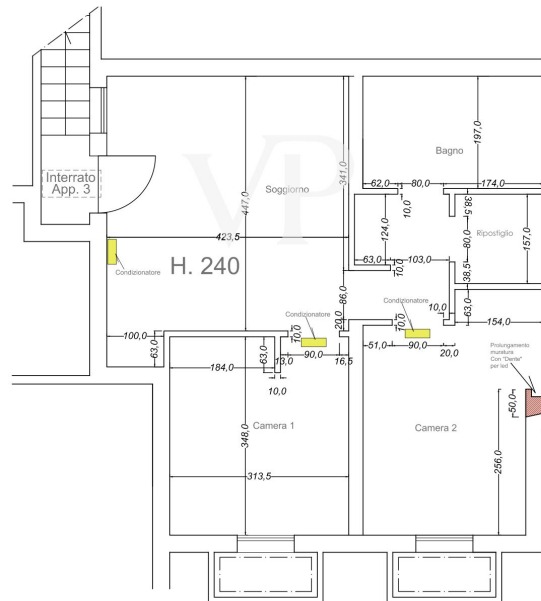
Led Profilo SNL 80

NB a Riguardo dei Profili ad incasso in legenda PREVEDERE la Posizione dei Trasformatori in scatole di derivazione in modo che possano essere ISPEZIONABILI



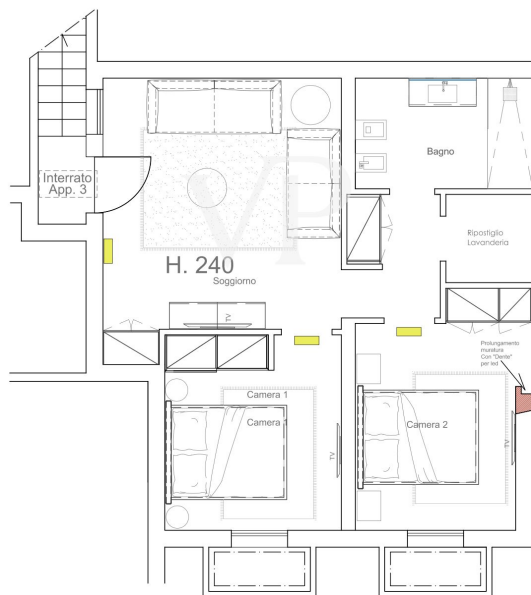
Scale | Cliente | 30-12-24  
1:50 | SIG-MATERA | APT. 3 Piano Interrato

APPARTAMENTO 3  
Piano interrato  
CON MURI QUOTATI



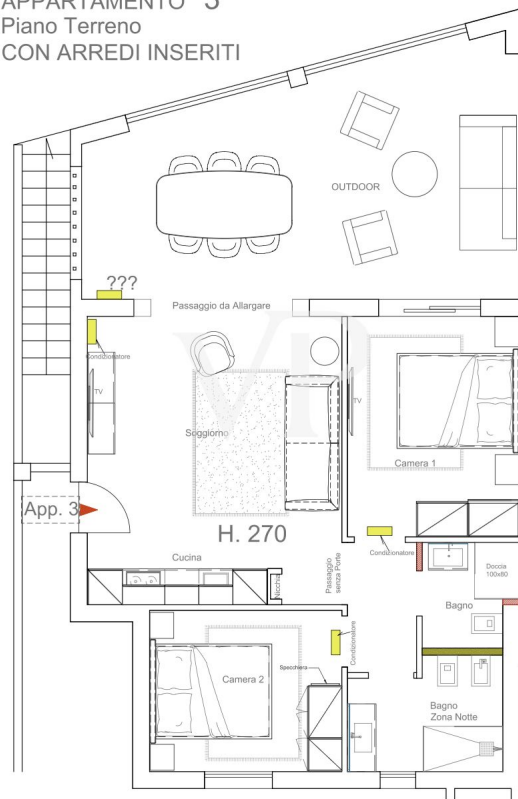
Scala Orientamento 39-12-24  
1:50 SIG-MATERA APT. 3 Piano Interrato

APPARTAMENTO 3  
Piano interrato  
CON ARREDI INSERITI



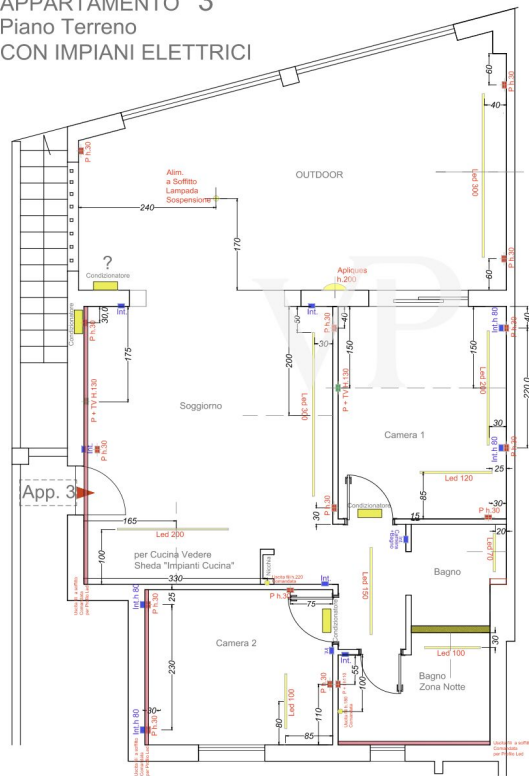
Scala: 1:50  
Centro: SIG-MATERA  
Pkg: 19-12-04  
APT. 3 Piano TERRENO

APPARTAMENTO 3  
Piano Terreno  
CON ARREDI INSERITI



Scale: Client: 05-12-24  
1:50 SIG-MATERA APT. 3 Piano TERRENO

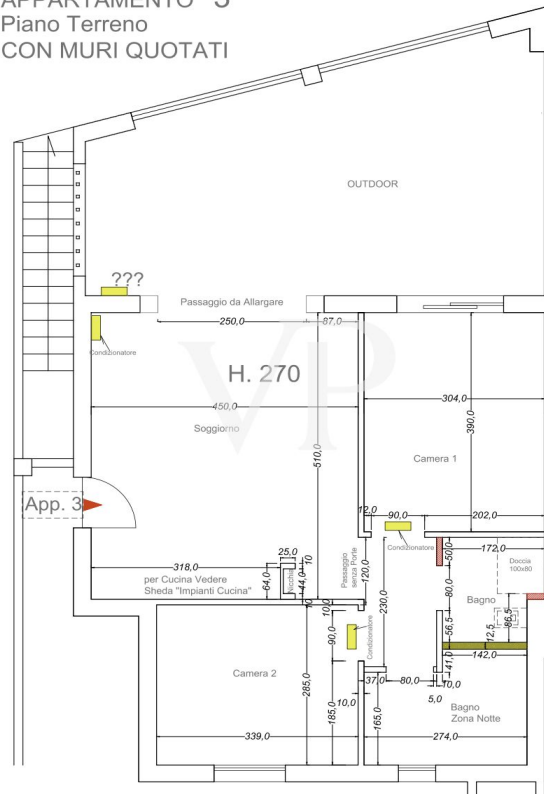
APPARTAMENTO 3  
Piano Terreno  
CON IMPIANTI ELETTRICI



**LEGENDA**  
Profilo Led Incasso L16  
Led Profilo SNL 80  
 NB a Riguardo dei Profili ad incasso in legenda PREVEDERE la Posizione dei Trasformatori in scatole di derivazione in modo che possano essere ISPEZIONABILI

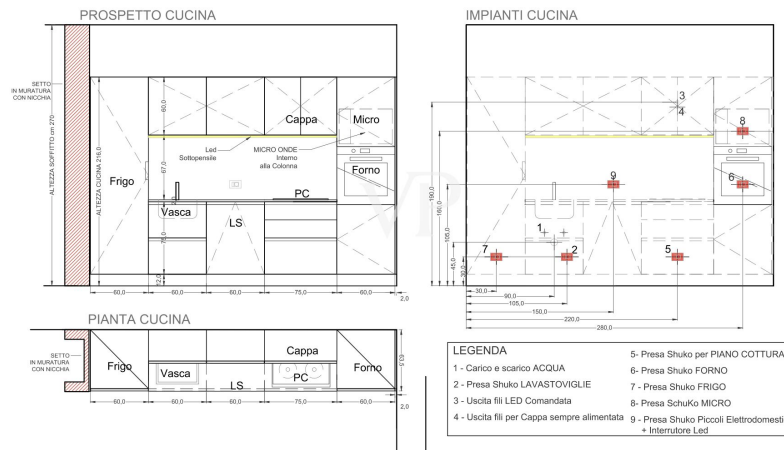
Scale: Client: 3/9-12-24  
1:50 SIG-MATERA APT. 3 Piano TERRENO

APPARTAMENTO 3  
Piano Terreno  
CON MURI QUOTATI



Scale: Client: 3/9-12-24  
1:20 SIG-MATERA APT. 3 Piano TERRENO

APPARTAMENTO 3 Piano Terreno

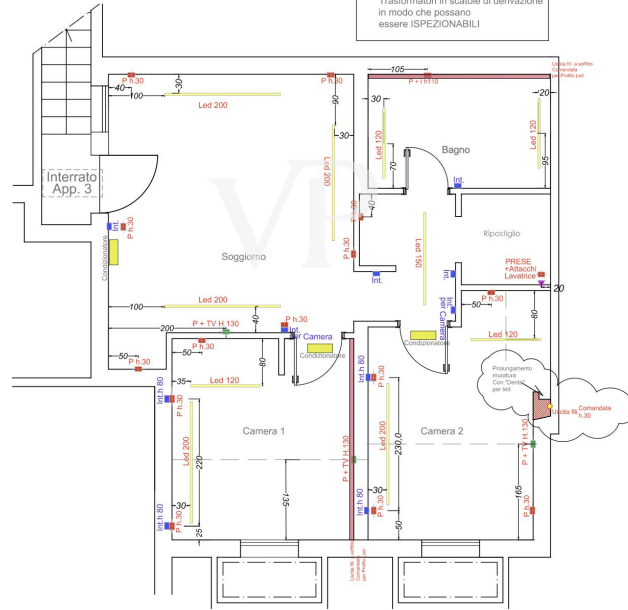


- LEGENDA
- 1 - Carico e scarico ACQUA
  - 2 - Presa Shuko LAVASTOVIGLIE
  - 3 - Uscita fili LED Comandata
  - 4 - Uscita fili per Cappa sempre alimentata
  - 5 - Presa Shuko per PIANO COTTURA
  - 6 - Presa Shuko FORNO
  - 7 - Presa Shuko FRIGO
  - 8 - Presa Shuko MICRO
  - 9 - Presa Shuko Piccoli Elettrodomestici + Interruttore Led

Scala: 1:50  
 Cliente: SIG-MATERA  
 Data: 19-12-24  
 Progetto: APT. 3 Piano Interrato

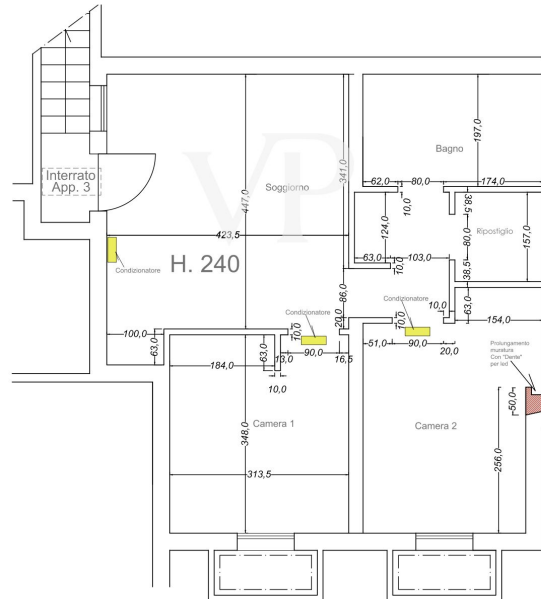
APPARTAMENTO 3  
 Piano interrato  
 IMPIANTI ELETTRICI

**LEGENDA**  
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Led Profilo SNL 80  
 NB a Riguardo dei Profili ad Incasso in legenda PREVEDERE la Posizione dei Trasformatori in scatole di derivazione in modo che possano essere ISPEZIONABILI



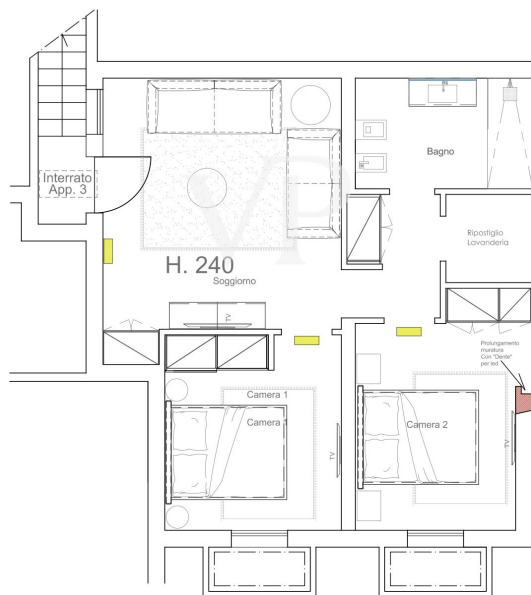
Scale | Cliente | 30-12-24  
1:50 | SIG-MATERA | APT. 3 Piano Interrato

APPARTAMENTO 3  
Piano interrato  
CON MURI QUOTATI



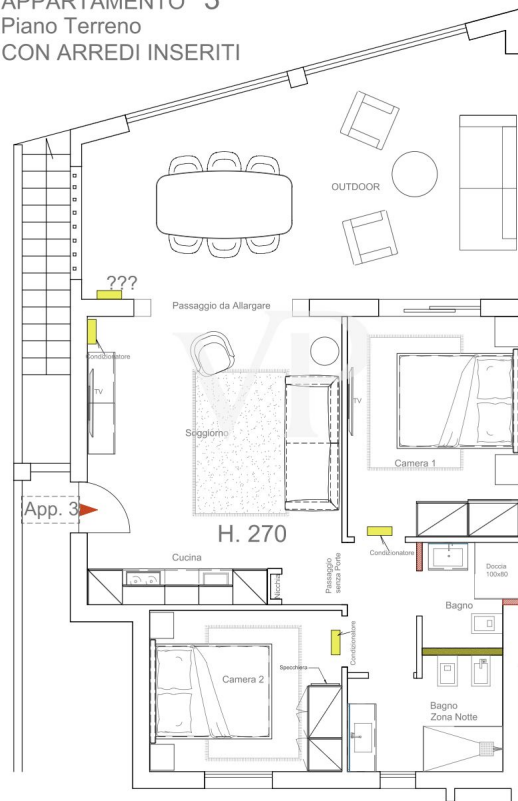
Scala Orient. 30-12-24  
1:50 SIG-MATERA APT. 3 Piano Interrato

APPARTAMENTO 3  
Piano interrato  
CON ARREDI INSERITI



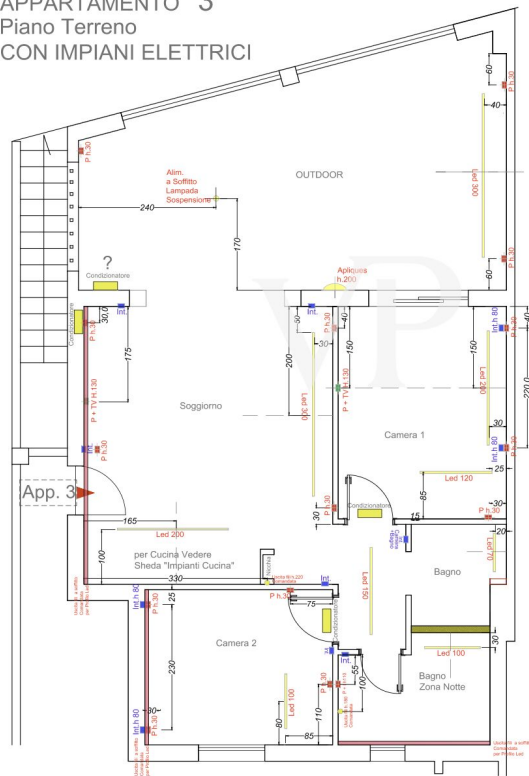
Scala: 1:50  
Cantiere: SIG-MATERA  
Data: 29-12-2018  
Pkg: P:\sigmaterra.com  
APP. 3 Piano TERRENO

APPARTAMENTO 3  
Piano Terreno  
CON ARREDI INSERITI



Scale: Client: 05-12-24  
1:50 SIG-MATERA APT. 3 Piano TERRENO

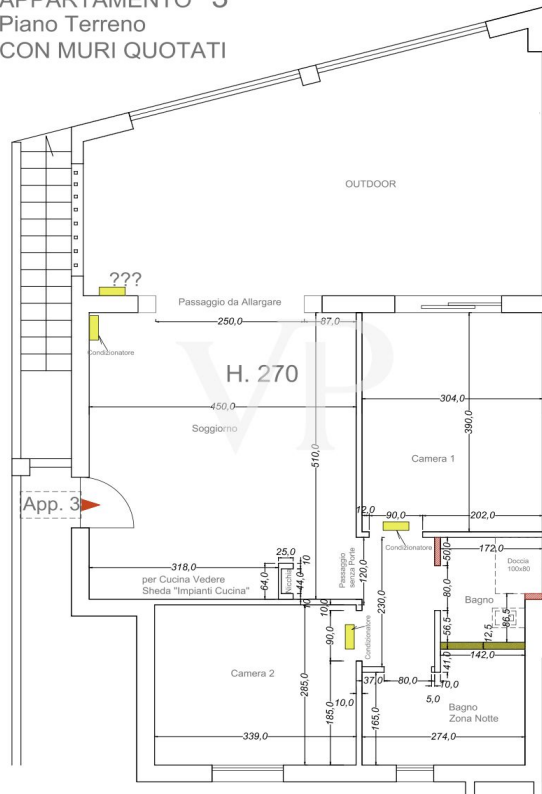
APPARTAMENTO 3  
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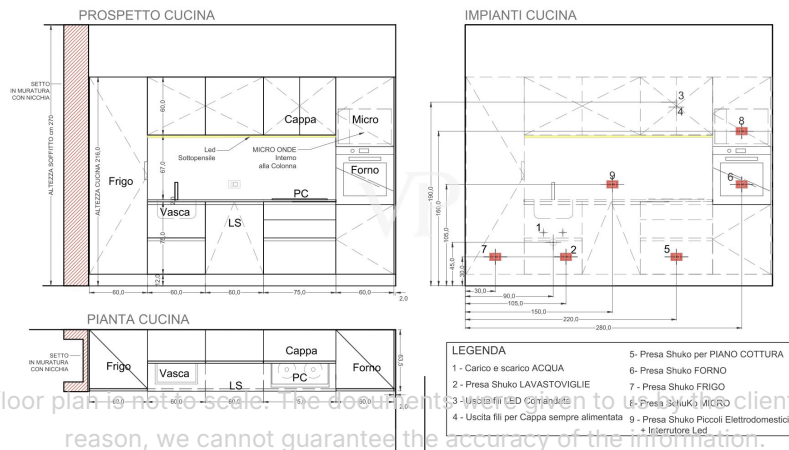
Scale: Client: 3/9-12-24  
1:50 SIG-MATERA APT. 3 Piano TERRENO

APPARTAMENTO 3  
Piano Terreno  
CON MURI QUOTATI



Scale: Client: 3/9-12-24  
1:20 MATIERA IMPIANTI PER  
PROGETTO CUCINA

APPARTAMENTO 3 Piano Terreno



This floor plan is not to scale. The document is intended to be used as a guide only. For this reason, we cannot guarantee the accuracy of the information.

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## **A first impression**

**In the heart of the renowned resort of Cannigione, this elegant two-level apartment is the perfect combination of modern comfort, spaciousness and Mediterranean lifestyle--fully furnished and ready to live in.**

**With a gross floor area of approximately 200 m<sup>2</sup>, the apartment offers a well-thought-out distribution of space on two floors: an open-plan living area with modern kitchen, several bedrooms and refined bathrooms create a bright and welcoming environment. Features include underfloor heating, air conditioning, and a fully equipped kitchen with dishes, glasses, and cutlery-ideal for an immediate move-in.**

**Access to the small residence's condominium pool provides a cool oasis on hot summer days - perfect for moments of relaxation and pleasure.**

**The location is quiet but central: the center and port of Cannigione are within walking distance, as are stores, restaurants and the beach.**

**This apartment combines elegant living with Mediterranean charm - ideal for those seeking an upscale home in one of Sardinia's most beautiful areas.**

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## **Details of amenities**

- Underfloor heating
- Air conditioning
- Modern furnishings
- Public parking
- Heat pump for heated water
- Triple glazing
- Shutters

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## **All about the location**

**Airport: 30 km**

**Harbor: 2 km**

**Sea: 2 km**

**Doctor: 1 km**

**Hospital/Clinic: 30 km**

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## Contact partner

**For further information, please contact your contact person:**

**Christian Weissensteiner**

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*To the Disclaimer of von Poll Immobilien GmbH*

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**[www.von-poll.com](http://www.von-poll.com)**