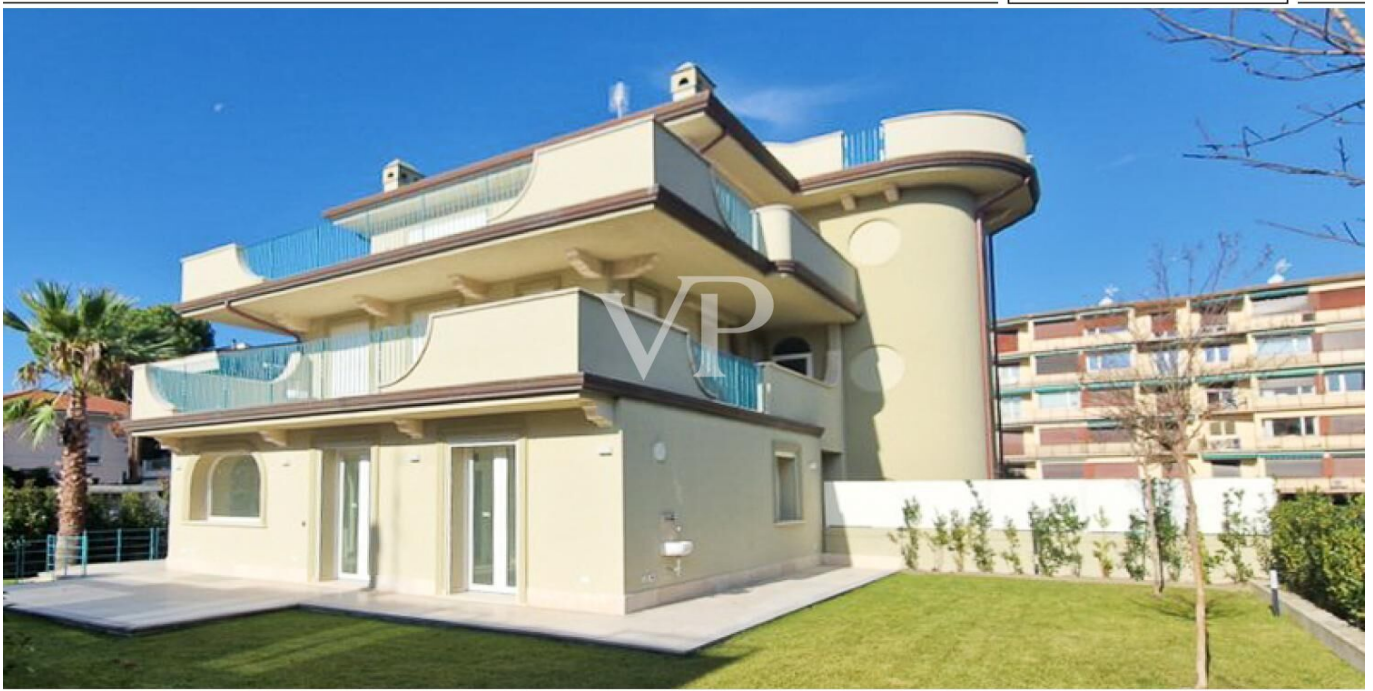


**Viareggio**

# Prestige apartment with large private garden in sought-after coastal location

**Property ID: IT252942632**



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

**PURCHASE PRICE: 1.280.000 EUR • LIVING SPACE: ca. 120 m<sup>2</sup> • ROOMS: 5**

**Property ID: IT252942632 - 55049 Viareggio**

- At a glance
- The property
- Energy Data
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- Details of amenities
- All about the location
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Property ID: IT252942632 - 55049 Viareggio

## At a glance

Property ID	IT252942632	Purchase Price	1.280.000 EUR
Living Space	ca. 120 m <sup>2</sup>	Commission	Subject to commission
Rooms	5	Total Space	ca. 230 m <sup>2</sup>
Bedrooms	2	Equipment	Terrace
Bathrooms	3		
Year of construction	2025		
Type of parking	1 x Outdoor parking space, 1 x Garage		

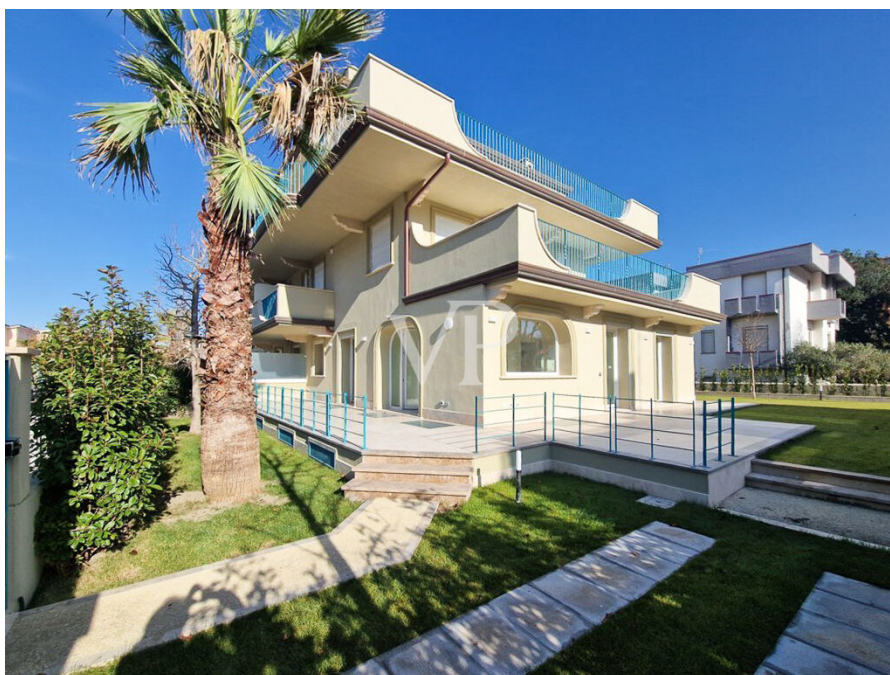
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## Energy Data

Type of heating	Underfloor heating	Energy Certificate	Energy demand certificate
Energy Source	Alternative	Final Energy Demand	20.00 kWh/m <sup>2</sup> a
Energy certificate valid until	20.03.2035	Energy efficiency class	A
Power Source	Air-to-water heat pump	Year of construction according to energy certificate	2025

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## The property



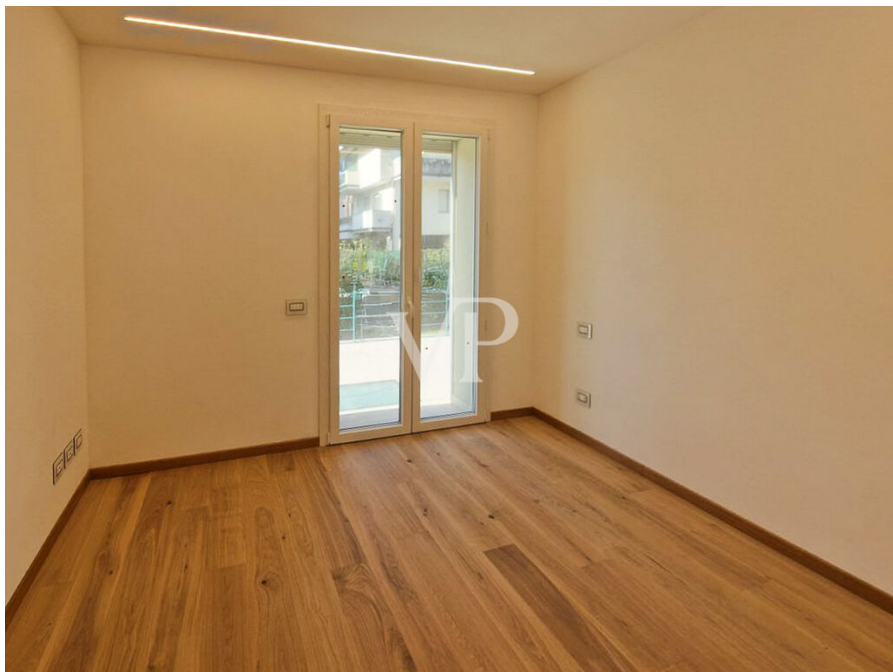
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## The property



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## The property



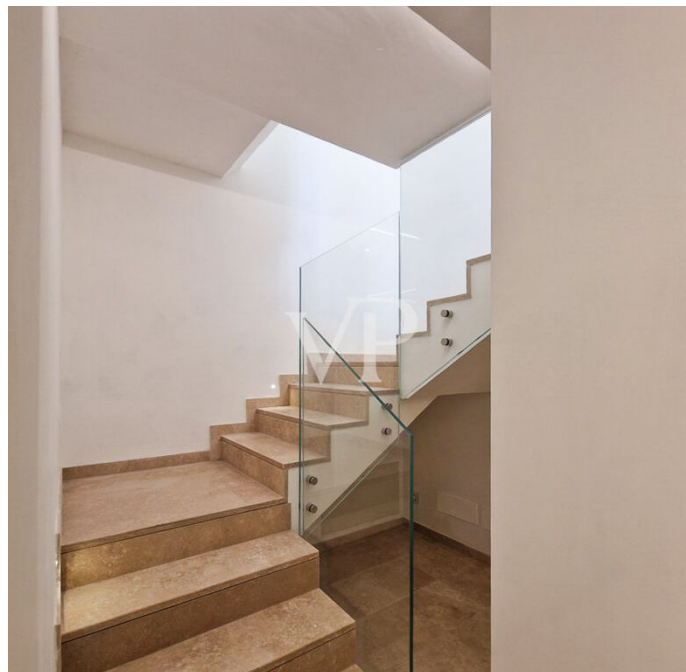
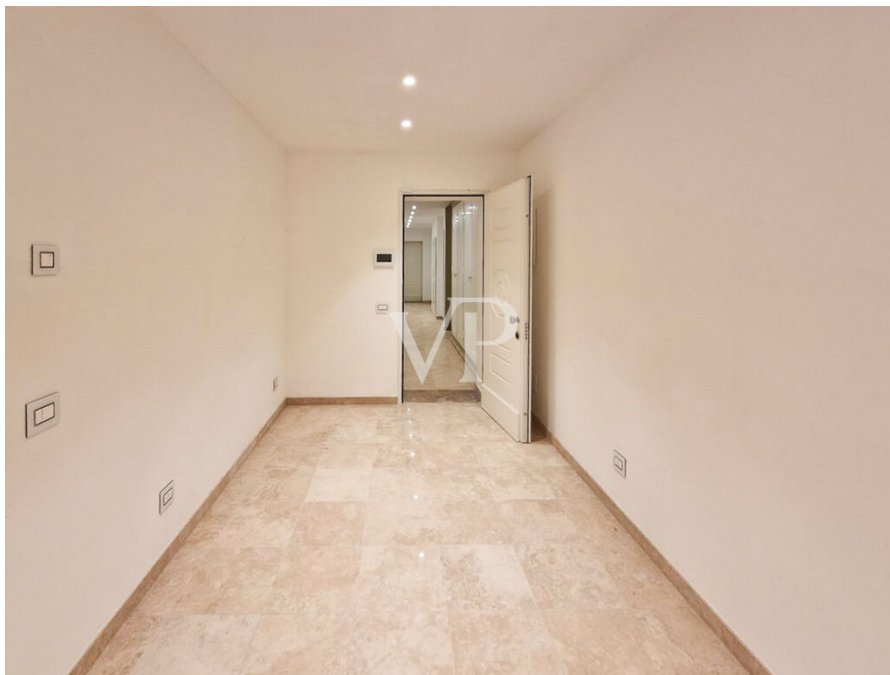
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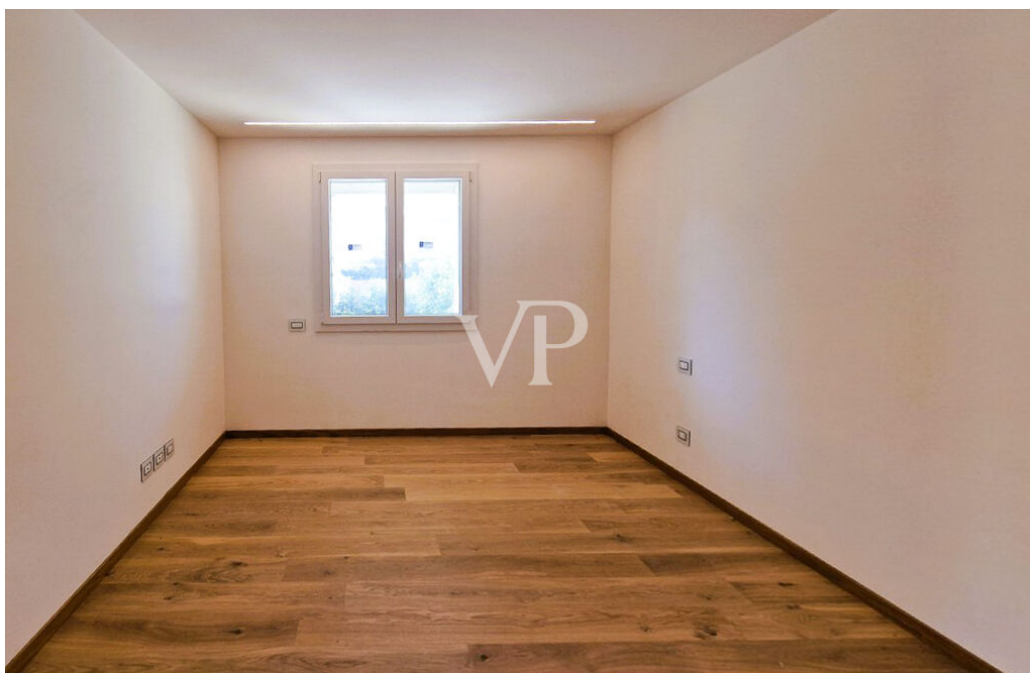
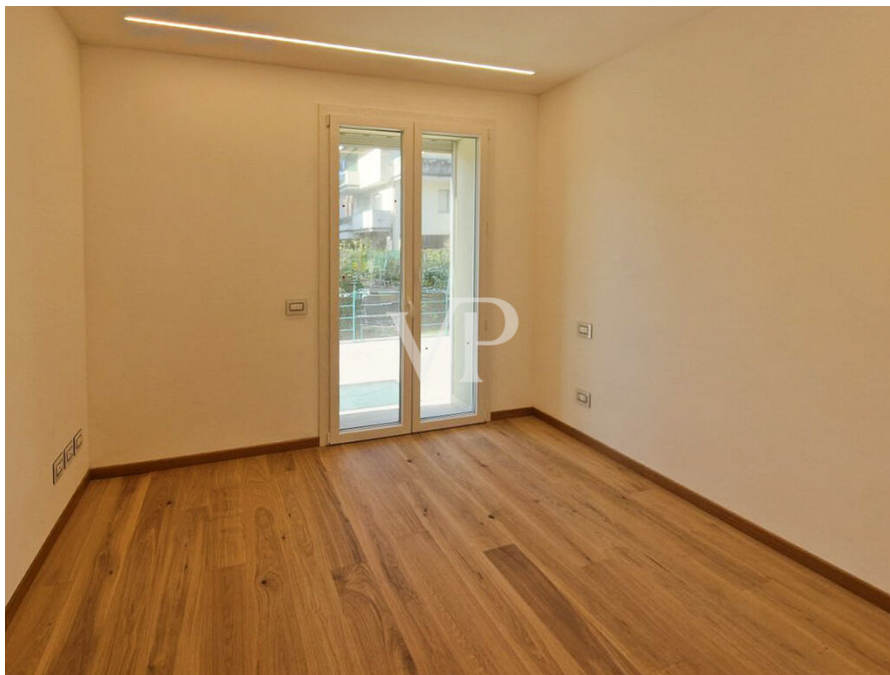
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## The property



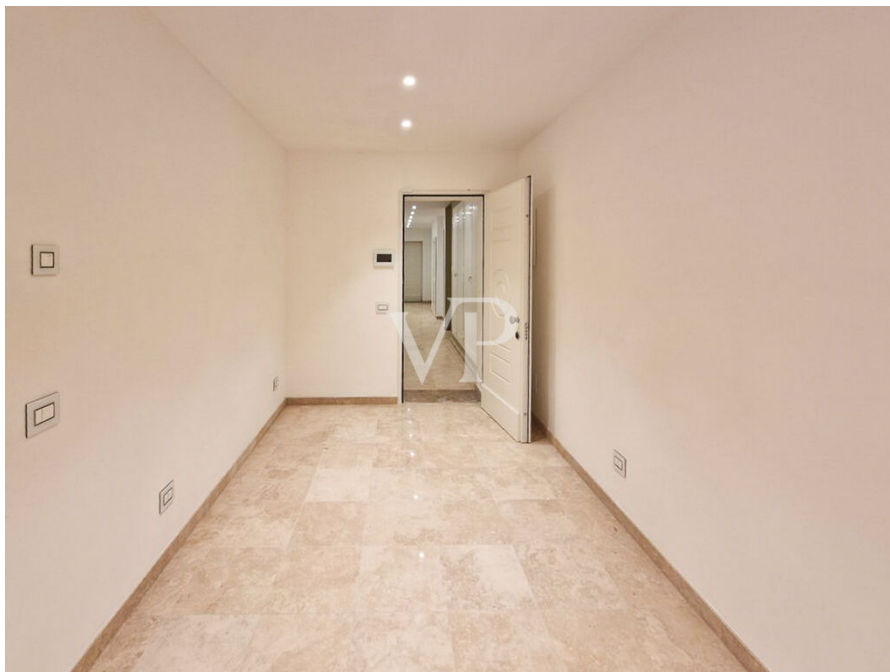
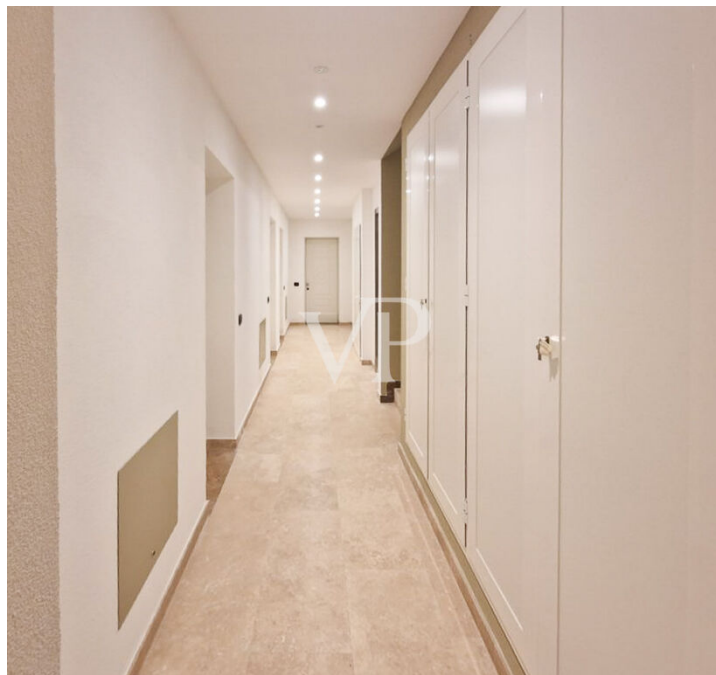
Property ID: IT252942632 - 55049 Viareggio

## The property



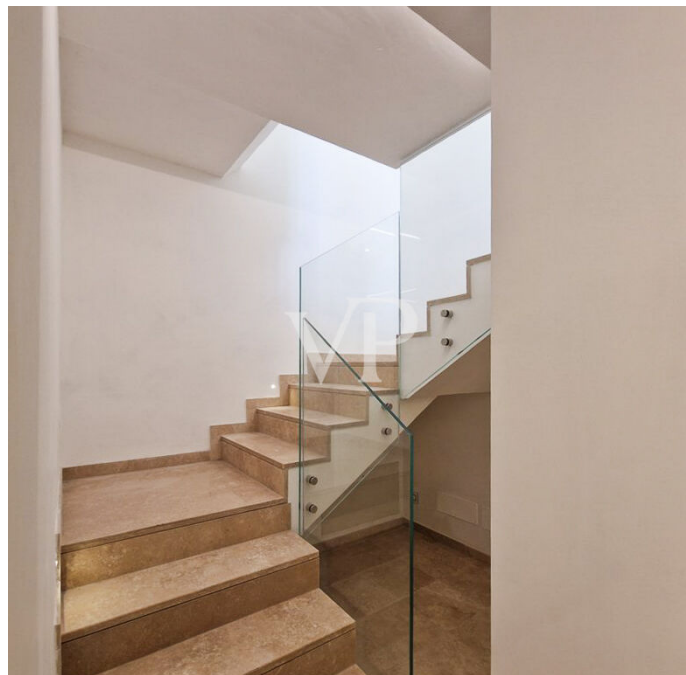
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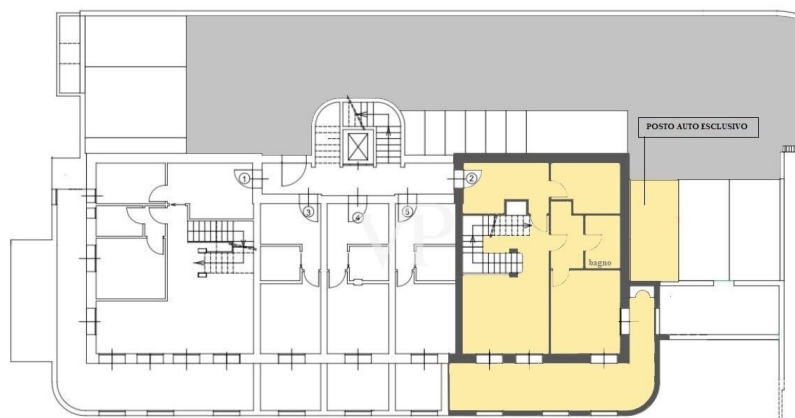


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## Floor plans



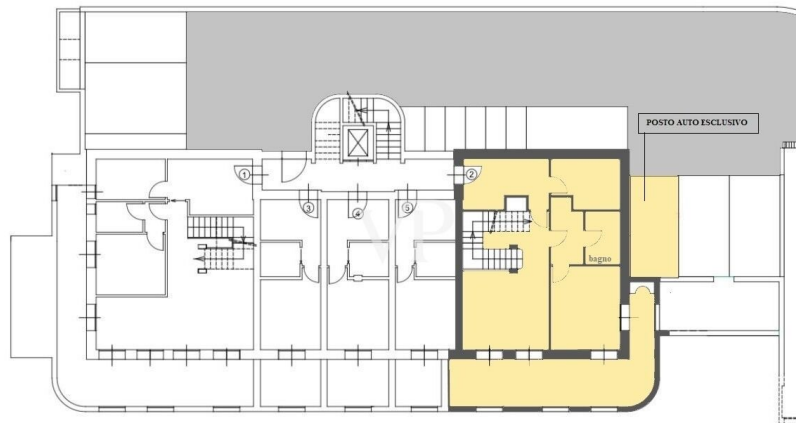
PIANO TERRA



PIANO SEMINTERRATO



PIANO TERRA



PIANO SEMINTERRATO

This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

**Property ID: IT252942632 - 55049 Viareggio**

## A first impression

In the most desirable residential area of the renowned seaside town of Viareggio, a few steps from the sea, close to the main Tuscan art cities and the international airport Galileo Galilei in Pisa, we propose on the ground floor of a recently renovated building a prestigious apartment with large garden and private parking spaces. The apartment is on two levels ground floor and basement floor reachable both by internal staircase and by condominium elevator, and consists on the ground floor of entrance hall, large living-dining room with open kitchen, bedroom, bathroom and master bedroom with walk-in closets and private bathroom, while the basement consists of three bright rooms that can be used as bedrooms, a bathroom and a laundry room. From the basement floor through the hallway you can reach the covered parking space in the condominium garage. Both floors are provided with excellent finishes such as the floors of the living area, stairs and tavern, made of travertine marble, sleeping area floors in natural finish oak parquet, master bedroom bathroom with resin bathtub resting on the floor also provided with a walk-in shower, double-glazed exterior fixtures, and motorized aluminum blinds. Excellent investment for those who want to live in a cozy city near the sea, or for those who intend to spend the vacations with family and friends.

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## Details of amenities

- Private garden
- 1 uncovered parking space
- 1 parking space in the condominium garage
- Elevator
- Condominium system of underfloor heating and cooling with heat pump
- Condominium photovoltaic system that produces energy exchanged on site
- Solar panel system for domestic hot water production
- Garden irrigation system
- Remotely controlled aluminum roller blinds
- Alarm system
- Garden with laurel and plum trees and other plant species including a palm tree

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## All about the location

Viareggio is one of the best-known and most popular coastal towns in Tuscany. The town is located directly on the Tyrrhenian Sea and is famous for its extensive, fine sandy beaches, the elegant "Passeggiata di Viareggio" promenade and its lively cultural offerings. Boutiques, renowned restaurants, historic cafés and exclusive lidos characterize the sophisticated ambience of this traditional seaside resort.

Thanks to its strategically favorable location, Tuscany's most important cities of art and culture - including Lucca, Pisa and Florence - can be reached in a short time. The international airport "Galileo Galilei" is also just a few minutes away, making Viareggio particularly attractive for international visitors.

The town itself offers an excellent infrastructure with schools, medical facilities, shopping and leisure activities. The marina, the well-kept parks, the nearby Migliarino-San Rossore-Massaciuccoli nature reserve and the famous Viareggio Carnival also contribute to the high quality of life.

Viareggio combines a Mediterranean lifestyle with cultural diversity and upscale living comfort - an ideal place to live, relax and enjoy.

**Property ID: IT252942632 - 55049 Viareggio**

## Contact partner

For further information, please contact your contact person:

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*To the Disclaimer of von Poll Immobilien GmbH*

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