

**Noto - Sizilien**

## Apartment by the sea

**Property ID: IT262942737**

IN THE BEST LOCATION FOR YOU



**PURCHASE PRICE: 180.000 EUR • LIVING SPACE: ca. 30 m<sup>2</sup> • ROOMS: 2**

**Property ID: IT262942737 - 96017 Noto - Sizilien**

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## At a glance

|                      |                           |
|----------------------|---------------------------|
| Property ID          | IT262942737               |
| Living Space         | ca. 30 m²                 |
| Rooms                | 2                         |
| Bedrooms             | 1                         |
| Bathrooms            | 1                         |
| Year of construction | 2024                      |
| Type of parking      | 1 x Outdoor parking space |

|                |                           |
|----------------|---------------------------|
| Purchase Price | 180.000 EUR               |
| Type           | Apartment                 |
| Commission     | onderworpen aan commissie |
| Total Space    | ca. 50 m²                 |
| Equipment      | Terrace                   |

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## Energy Data

|                                |                        |
|--------------------------------|------------------------|
| Energy Source                  | Electro                |
| Energy certificate valid until | 31.12.2025             |
| Power Source                   | Air-to-water heat pump |

|                                                      |                           |
|------------------------------------------------------|---------------------------|
| Energy Certificate                                   | Energy demand certificate |
| Final Energy Demand                                  | 27.31 kWh/m²a             |
| Energy efficiency class                              | A+                        |
| Year of construction according to energy certificate | 2024                      |



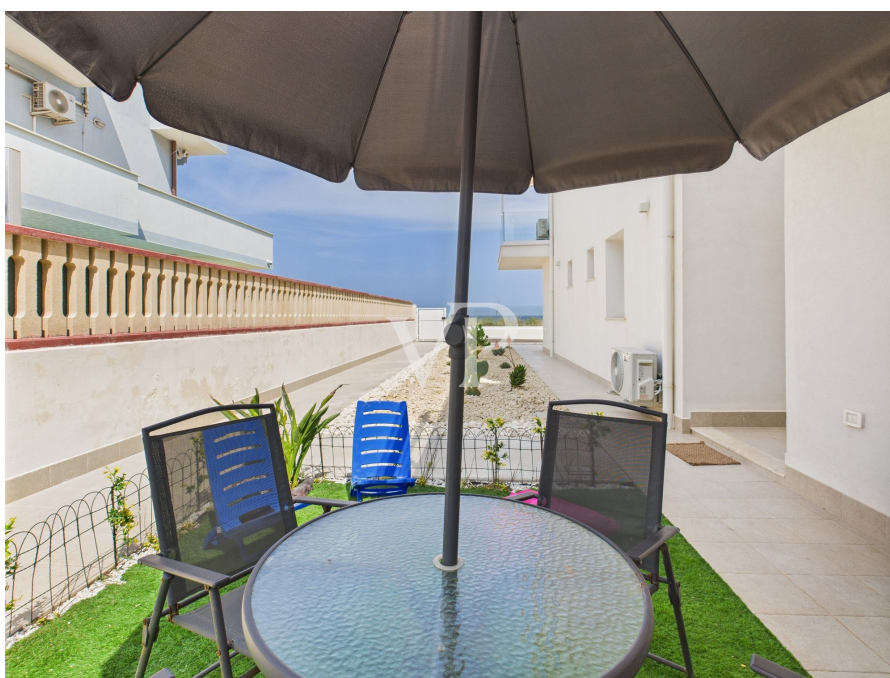
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## The property



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## Floor plans



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.

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## A first impression

Within an exclusive residence construction year 2024 with energy class A+, which guarantees energy efficiency and low running costs, we offer for sale one-bedroom apartment complete with furnishings, with small garden and parking space of property. The property is located in Calabernardo, a beautiful location on the southeastern coast of Sicily, near Noto. It is famous for its golden sandy beaches, crystal clear waters and a very impressive natural landscape, ideal for those seeking relaxation and contact with nature. The area is quiet, but at the same time well connected to the region's cultural and historical attractions, such as the baroque town of Noto, a UNESCO heritage site. It is an excellent solution both as an investment and as a vacation home, thanks to its strategic location just 50 meters from the sea.

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## Contact partner

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

**Christian Weissensteiner**

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**Corso Italia 1, 20122 Milano**

**Tel.: +39 02 6206 9360**

**E-Mail: [milano@von-poll.com](mailto:milano@von-poll.com)**

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