

## Apartment for Sale in Santo Stefano al Mare Ref. GLB3TE - € 660.000



### **80 sq.m | Bathrooms: 1 | Bedrooms: 2 | Rooms: 3**

SANTO STEFANO AL MARE - Ligurian Gems - Residence B3 - Fabulous seafront ground-floor apartment with garden and garage, in a newly built complex 400 meters from the sea.

Ametis Agency offers for sale an exclusive apartment in a prestigious complex with all the amenities: a garage, garden, mini pool, porch, and a breathtaking 180-degree sea view, just a 200-meter walk from the bike path and 400 meters from the beaches of Santo Stefano al Mare. It will be built to energy efficiency class A4 with innovative materials, solar panels, and state-of-the-art windows and doors to ensure maximum energy efficiency and comfort. An elevator will connect the apartment from the garage level.

The living area comprises a spacious living room with a dining area and kitchenette, bathed in sunlight throughout the day, and a large French window leading to the porch and garden. A hallway leads to the bathroom, with a window, and the two bedrooms, both with French windows. Outside, a large porch offers a full view, and a mini hydromassage pool will be installed in the level garden, allowing guests to enjoy the relaxing atmosphere of the garden, planted with typical Mediterranean plants.

The basement includes a 23.50m<sup>2</sup> garage, cellar, and outdoor parking space.

Come and discover your diamond set in Santo Stefano al Mare, in the Gemme di Liguria complex, on the splendid Riviera dei Fiori, where the luxury and prestige of the most renowned resorts blend with romantic, evocative, and characteristic medieval villages.

This highly sought-after location perfectly reflects the appeal of the Ligurian coast: ambience, sea views, and numerous other

advantages that are hard to find all together in one location.

Imagine being able to build your new life in a place where dreams can come true, for you and your loved ones... imagine...

- sun, sea, beach resorts and many well-maintained free beaches; shallow sandy seabed in some areas, also suitable for families  
- surfing, kitesurfing, sailing and all water sports can be practiced many months of the year thanks to the famous mild climate of the Riviera dei Fiori

- Seaside cycle path: The Coastal Park with the Riviera dei Fiori cycle and pedestrian path offers 40 km of coastal paths for relaxing strolls. For the more energetic, there are trekking and mountain bike trails from the coast through olive groves and ancient villages in the hinterland.

- Ski slopes and mountain resorts within easy reach: Limone Piemonte 100km away (Riserva Bianca, 80km of recently renovated slopes for alpine skiing, all levels, and cross-country skiing) - Isola 2000 150km away - Prato Nevoso 170km away - Artesina 170km away

- Golf practice courses: Castellaro Golf 10km away - Sanremo Golf 19km away - Garlenda Golf 55km away

- Tourist ports: Marina Degli Aregai 1km away - Cala del Forte Port in Ventimiglia 37km away - Portosole in Sanremo 13km away

- Designer shopping: The Mall, the exclusive luxury outlet, is 8km away - Sanremo is 13km away - Monte Carlo is 55km away - Alassio is 40km away - Cannes on the French Riviera is 100km away

The connections are multiple

- airports: Genoa GOA 125km away - Nice NCE 78km away - Milan Malpensa MXP 290km away

- A10 motorway exits: Imperia Ovest (11km) - Arma Taggia (7km)

- bus line: Sanremo Andora which connects the entire coast

- train station: Imperia 15km - Taggia Arma 6km - Sanremo 12km

The sale will be subject to statutory VAT and will include the supply of labor, equipment, and materials for the complete execution of the works, which will be delivered finished, polished, and functional, in compliance with professional standards and applicable regulatory provisions as per the specifications attached to the contract.

For more information, request an appointment.

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This announcement is illustrative and does not constitute a contractual element.

## Certification

**Energy Class:** A4

## Property Informations

**Address:** Via San Stevi Inferiore

**Zip Code:** 18010

**Bedrooms:** 2

**Bathrooms:** 1

**Rooms:** 3

**Level:** Ground Floor

**Total Floor:** 2

**Parking:** Uncovered Parking

**Lift:** Yes

**Age Construction:** 2026

**Terrace:** Present, 31 sq.m

**Garden:** Private

**Sea Distance:** 400 meter

**Kitchen:** Kitchenette

**Box:** Single, 24 sq.m

## Features

Terrace: 30 □

Cellar

Air-Conditioned

Wiring: By Law

Jacuzzi

Shower

Swimming Pool

Sea View

## Nearby

Bike Lanes

Public Transport





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