

## for Sale in Imperia Porto Maurizio centro Ref. TP125 - € 125.000



### 97 sq.m | Bathrooms: 2 | Bedrooms: 2 | Rooms: 3

Ametis Agency offers for sale a plot of land with an approved project for a soon-to-be-built, energy-class A4 underground villa in the center of Porto Maurizio. The property comprises a total living area of 97 sq m, a 27 sq m garage with internal access, and large terraces and porches.

The project features a modern layout that allows guests to enjoy the spacious living area (36 sq m net) with an eat-in kitchen and large window overlooking the outdoor pergola, a double bedroom, two bathrooms with windows, one ensuite to the bedroom, and hallways that can accommodate large closets. Outside, on the ground floor, facing the living area, there is a 12 sq m terrace with a pergola awning featuring aluminum sunshade slats and two additional terraces protected by sunshades. The upper floor features a 20 sq m pergola and a system for 18 photovoltaic panels. The property also includes a surrounding 1,800 sq m garden. A turnkey villa is available, with an estimated delivery time of 12 months.

Ametis Real Estate Agency since 1929 Tel. +39 0183 710294 - info@ametis.it - Cell. and WhatsApp +39 370 3506681.  
This announcement is for informational purposes only and does not constitute a contractual element.

### Certification

#### Energy Class:

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## Property Informations

**Address:** via degli ulivi

**Zip Code:** 18100

**Bedrooms:** 2

**Bathrooms:** 2

**Rooms:** 3

**Level:** Ground Floor

**Total Floor:** 1

**Age Construction:** 2027

**Balconies:** Present, 20 sq.m

**Terrace:** Present, 24 sq.m

**Garden:** Private, 200 sq.m

**Kitchen:** Kitchenette

**Box:** Single, 27 sq.m

## Nearby

Gyms

Bike Lanes

Playgrounds

Public Transport

Kindergarten

Elementary Schools

Schools

High Schools

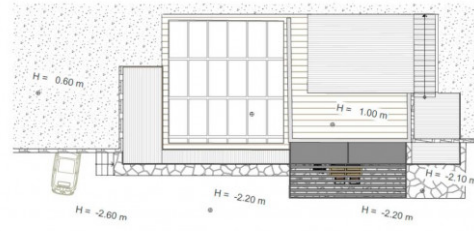
Cafe

Post Offices

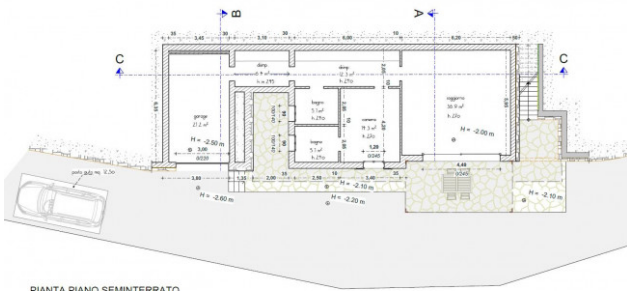
Shopping Centers



rappresentazione indicativa

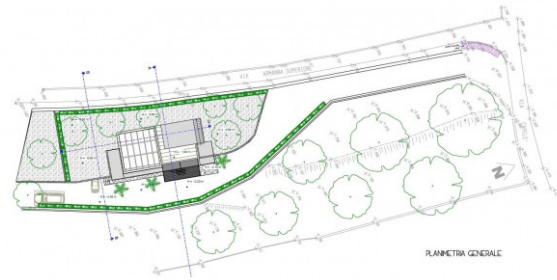


planimetria indicativa



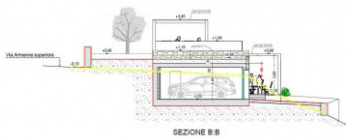
PIANTA PIANO SEMINTERRATO

planimetria indicativa

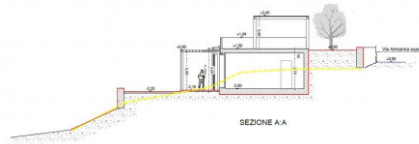


PIANETA GENERALE

rappresentazione indicativa



SEZIONE B-B

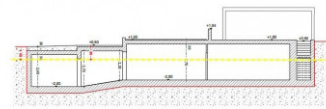


SEZIONE A-A

rappresentazione indicativa



PROSPETTO



SEZIONE C-C

rappresentazione indicativa



- pergolato con doghe frangisole in alluminio di colore grigio o effetto legno
- pannelli imp. fotovoltaico
- frangisole in alluminio colore grigio o effetto legno
- pavimentazione drenante in terra stabilizzata o ghiaia o pietra naturale
- pergolata con doghe frangisole in allum. grigio
- pavimentazione in gres effetto pietra

rappresentazione indicativa