

SANTANDREA  
luxury houses

Price: €761,000  
Bedrooms: 2  
Bathrooms: 2  
M2 Living: -  
M2 Plot: -  
M2 Terrace: -  
Address: Genova Liguria

Genova (Genova) - QUARTO - Just 500 meters from the sea in the district of Quarto dei Mille, we offer for sale a new panoramic apartment of about 120 square meters with garden.

The apartment consists of entrance, a large living area with direct access to the garden of about 200 square meters, the kitchenette, 2 large bedrooms and finally the two bathrooms. Available garage and cellar accessible via internal elevator.

#### Location

The property is located in a beautiful building of the early 900, surrounded by a large private park where architectural restoration and renovation work are underway with the use of materials and finishes of value. The apartment has a floor heating and cooling system with heat pump and also the condominium will be equipped with photovoltaic system for electricity consumption. Work is scheduled to end in 12 months.

#### \*\*\* Services\*\*

Just 500 meters from the sea where you can reach the many beaches , the station of Genoa-Quarto, the famous Bar Monu where you can enjoy a pleasant aperitif by the sea at sunset, the restaurants, schools and supermarkets.

Quarto is known for being the starting point for the Mille expedition led by Giuseppe Garibaldi and is home to an important pediatric hospital known throughout Europe: the Giannina Gaslini Institute.

Energy class: A  
:175.00 kWh/m2year  
Floor:Ground floor  
Number of rooms:4  
Number of bedrooms:2  
Number of baths:2

Elevator / Lift:Yes  
Garden:Private  
Heating:Centralised  
Air-conditioning:Present  
Year renovated:2019

