LiguriaHomes Casamare Bordighera
Via Vittorio Emanuele 96 - 18012 Bordighera (IM)
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# Apartment for sale in Vallecrosia
# € 245.000
## Ref. 5B04




### 39 sq.m. | Bathrooms: 1 | Bedrooms: 1 | Rooms: 2

Vallecrosia, a one-bedroom apartment with unobstructed sea views for sale in a recently build energy-efficient residence.

On the first hill of Vallecrosia, in the ‘Conca Verde’ area, within the ‘Pietra di Luna’ residential complex, an elegant one-bedroom apartment is for sale in a panoramic and peaceful location with a terrace and stunning sea views, and featuring a communal swimming pool.

Situated on the second floor with lift access, this apartment for sale in Vallecrosia is in impeccable condition, fully fitted with bespoke furniture, comprising an entrance hall, a living room with a spacious, fully fitted corner kitchen opening onto a large covered terrace with sea views, a double bedroom and a bathroom with shower.

The apartment includes various amenities such as independent air-conditioning and heating, adjustable in every room, parquet flooring, double-glazed wooden windows, and internal and external thermal and acoustic insulation, which ensure a high standard of living comfort and low energy consumption – thanks also to a photovoltaic system installed in 2024 that meets the building’s energy requirements, bringing its energy efficiency rating to class A2.

The swimming pool, which is not supervised by a lifeguard, is available to residents and their guests. A generously sized garage is included in the sale of this panoramic apartment in Vallecrosia, and a second, equally spacious garage is

available on request for € 35,000.

## Certification

**Energy Class**: A2

## Features

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|---|---|
| Total sq.m.: 39 sq.m. | Bedrooms: 1 |
| Bathrooms: 1 | Rooms: 2 |
| Floor: 2 | Heating: Independent |
| Lift: Yes | Terrace: Present |
| Garage: Single | Air-Conditioning |
| Sea View | Distance from the sea : 1300 mt |
| Swimming pool | |

















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