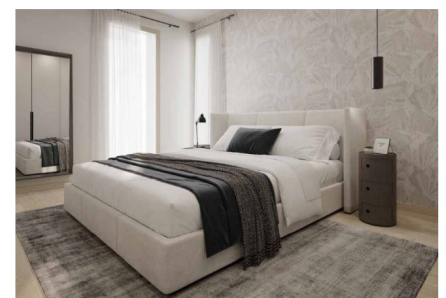


**BUSSANA, APARTMENT FOR SALE**



**RIF. 13846 - PRICE: € 289.000 - MQ 52**

Sanremo, in the quiet and characteristic area of Bussana, for sale a two-room apartment located on the first floor of a newly built building, in a modern and quiet residential context. The apartment is divided as follows: bright living area with direct access to the loggia, perfect for enjoying the splendid days outdoors, double bedroom, study and bathroom with shower. Designed in energy class A +, it offers a perfect combination of design, innovation and safety, with a structure compliant with the most modern anti-seismic regulations. The heating is autonomous underfloor, powered by a hydronic heat pump, to ensure maximum comfort in every season. The interior spaces are customizable: flooring and coverings can be chosen directly by the buyer, from a vast selection of samples available on

**MORE DETAILS**



**Riferimento: 13846**  
**Prezzo: € 289.000**  
**Riscaldamento: autonomo**  
**Superficie: mq 52**  
**Camere: 1**

**Locali: 2**  
**Distanza Dal mare: Metri 150**  
**Piano: Piano terra**  
**Piani totali: 2**  
**Località: Bussana**



RENDER  
 vista dall'esterno



Condominio **Geno**

RENDER  
 vista dall'esterno

APPARTAMENTO 3  
 primo piano



	Area comune	% Copertura	mq
AREA 1	15,20	100%	15,20
AREA 2	15,20	100%	15,20
AREA 3	15,20	100%	15,20
AREA 4	15,20	100%	15,20
AREA 5	15,20	100%	15,20



Condominio **Geno**

Condominio **Ge**

### DOTAZIONI

**Ascensore**  
**Aria Condizionata**  
**Parquet**

**Infissi in alluminio**  
**Impianto Elettrico: A norma**

### DETAILS

**Box**  
**Balconi**  
**Disponibile subito**  
**Immobile nuovo**  
**Autonomo**

**Box incluso**  
**Condizioni: Ottimo**  
**Età Costruzione: 2024**  
**Appartamenti della palazzina: 8**

### EFFICIENZA ENERGETICA

**Classe energetica: A4**