

**Apartment  
Centro  
€ 207.000 negotiable  
Ref. 934**



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

Your new home in Porto Recanati: modern, bright and close to the seaf you are looking for a welcoming, bright apartment just a few steps from the sea, this is your chance! PETTINARI AGENZIA IMMOBILIARE SRL offers for sale an apartment located in via XXV Aprile in Porto Recanati, in a quiet residential area, this apartment on the first raised floor is the perfect solution for those who want a recent, practical and well-connected home.

Main features:Strategic location: just 600 meters from the sea, you can enjoy the beach and the promenade with a short walk.Well-distributed spaces:A bright living room with kitchenette, perfect for relaxing or hosting guests.Two bedrooms ideal for a family or for hosting friends.Modern and functional bathroom.Private balcony: an outdoor corner where you can enjoy moments of relaxation or sip your morning coffee.Convenient garage on the ground floor of approx. 20 approximatelyDetails that make the difference:Recent construction: the apartment is in excellent condition, ready to be inhabited without the need for interventions.Brightness: thanks to the favorable exposure, the rooms are naturally illuminated throughout the day.Convenient and quiet location, with essential services within easy reach.Why choose this apartment?Ideal for a second home by the sea, thanks to the proximity to the beach and the relaxing residential context.Also perfect as a main residence for young couples or families looking for a modern and well-positioned solution.Excellent as an investment for short-term or seasonal rentals, given the high tourist demand of Porto Recanati.Don't miss out on this unique opportunity! Contact us now to arrange a viewing and discover for yourself the potential of this splendid property.

Bring the sea into your life, every day! ☐

☐ For information:

PETTINARI REAL ESTATE AGENCY SRL  
□ Via Bramante 65 - 62017 Porto Recanati MC  
□ Mobile: 335 1212793

## Property details

**Address:** via XXV Aprile

**Zip Code:** 62017

**Bedrooms:** 2

**Bathrooms:** 1

**Rooms:** 3

**State of Preservation:** Excellent

**Level:** 1

**Total Floor:** 3

**Heating:** Heating

**Age Construction:** 2015

**Balconies:** Present

**Sea Distance:** 600 meter

**Kitchen:** Exposed Kitchen

**Box:** Single, 20 sq.m.

## Features

Tv Antenna: Condominium

Air-Conditioned

Shower

Wooden Window Frames

Shutters

## Nearby

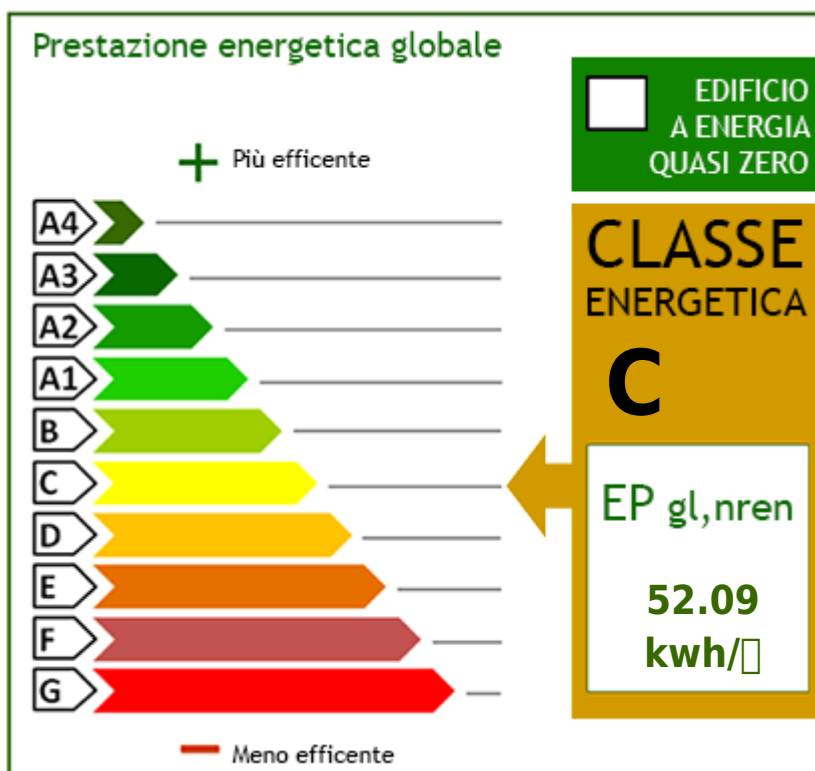
Tennis Courts

Bike Lanes

Railway Station

Public Transport

Kindergarten





PRIMO PIANO



BOX AUTO



**PETTINARI AGENZIA IMMOBILIARE SRL**

Via Bramante 65 - Porto Recanati (MC) - Phone number 3351212793 Fax 0717590027  
federica@immobiliarepettinari.it - <https://www.immobiliarepettinari.it/en>  
VAT 02037630437



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