

**Apartment  
Centro  
€ 330.000  
Ref. 960**



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

Pettinari Agenzia Immobiliare Srl offers for sale an elegant newly built apartment, located on the first floor with a lift, just 20 metres from the sea and a few steps from Piazza Branconi, the beating heart of Porto Recanati.

A place where every day begins with the scent of the sea and ends with the evening breeze caressing the windows.

A welcoming, modern nest, designed for those who want to experience beauty every day.

The house consists of:

□ Bright living room with kitchenette, perfect for convivial moments □ Two welcoming and quiet bedrooms □ Modern bathroom with clean lines □ Possibility to customize the interior finishes □ Garage available for separate purchase □ Latest generation equipment and comforts: Earthquake-proof structure, Solar panels, PVC windows with internal and motorized reinforcements, Advanced thermal and acoustic insulation, Porcelain stoneware tiles up to 80x80 or 20x120 with a wood effect, Wooden skirting boards and internal doors, Heat pump water heater, Ducted air conditioning and heating with linear diffusers, Controlled mechanical ventilation. □ Privileged location: a stone's throw from everything you need for a carefree life - the sea, services, shops and village life.

□ Ideal as a primary residence, holiday home or valuable real estate investment.

□ Contact us to discover this unique opportunity and let yourself be won over by the charm of the sea just a stone's throw from home  
WhatsApp +39 376 031 0129

## Certification

**Energy Class:** A4

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## Property details

**Address:** via Leopardi

**Bedrooms:** 2

**Bathrooms:** 1

**Rooms:** 3

**State of Preservation:** Excellent

**Level:** 1

**Total Floor:** 3

**Heating:** Air-Conditioned

**Lift:** Yes

**Age Construction:** 2025

**Sea Distance:** 20 meter

**Kitchen:** Kitchenette

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## Features

Tv Antenna: Condominium

Air-Conditioned

Telephone System

Wiring: By Law

Shower

Shutters

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## Nearby

Spa

Bike Lanes

Playgrounds

Railway Station

Public Transport

Cafe

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