



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

## Marciana - Luxury Apartment with seaview and spa, walking distance to the beach | Real estate Elba



IT-226-KA

Meerblick  
57030 Marciana  
Italy



## Data overview

<b>Type of property</b>	Apartment
<b>Kind of property</b>	Apartment
<b>Postcode</b>	57030
<b>Country</b>	Italy
<b>City</b>	Marciana
<b>Additional geographical information</b>	Elba
<b>Living space</b>	approx. 110 m <sup>2</sup>
<b>Number of rooms</b>	5
<b>Number of bedrooms</b>	2
<b>Number of bathrooms</b>	2
<b>Balcony/terrace area</b>	approx. 50 m <sup>2</sup>
<b>Number of balconies/terraces</b>	2
<b>Asking price</b>	900.000,00 €
<b>Brokerage</b>	for the buyer 3,66 % incl. VAT
<b>Condition</b>	First occupancy
<b>Contact person</b>	Real Estate Italy A company of RustiCasa Concept Nicole Siedersberger-King Lierstraße 8 80639 München E-Mail: <a href="mailto:info@real-estate-italy.com">info@real-estate-italy.com</a> Homepage: <a href="http://www.real-estate-italy.com">www.real-estate-italy.com</a>

## Description

In a small, exclusive and prestigious hamlet, opposite Spartaia, one of the most beautiful beaches in the area, stands this small and elegant residential complex with 5 flats, all in energy class A. 2 of the 5 flats are still for sale.

The flat in question consists of two bedrooms, living room with kitchenette, two bathrooms, large terraces and private and communal garden, sea view, parking space. All rooms overlook the beautiful bay of Spartaia. The beach can be reached on foot via a short staircase. The surroundings are very green, well-kept, quiet and sunny. The area is very exclusive.

The flats enjoy all privacy and are furnished with high quality materials, both inside and outside. The local stone surrounding the terraces of the gardens is complemented by Elban granite on the terraces. The Mediterranean gardens lead all the way to the sea.

Technically, the flats are also of a high standard. Each flat is suitable for both summer and winter season living as a primary residence.

The exterior colour and architecture make the building look like a sand castle in a green oasis. The vivid colours of the sea and nature complete the beauty of the place.

Additional purchase costs: approx. 16 % of the purchase price.

## Location

Marciana, Elba.



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**Your contact person**

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