



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

Marciana/Spartaia ! Fantastic apartment  
with garden, frontal sea view and within  
walking distance to the beach



IT-228-KA

Seaview  
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. 150 m <sup>2</sup>
<b>Number of rooms</b>	4
<b>Number of bedrooms</b>	3
<b>Number of bathrooms</b>	2
<b>Asking price</b>	900.000,00 €
<b>Brokerage</b>	for the buyer 3,66 % incl. VAT
<b>Condition</b>	As good as new
<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

Located in a small, prestigious, and exclusive village opposite Spartaia, one of the region's most beautiful beaches, this property comprises five elegant luxury apartments of varying sizes, all of which are classified as Energy Class A.

The apartment has three bedrooms, a living room with kitchenette, two bathrooms, large terraces, a private garden (165 m<sup>2</sup>), and a communal garden. The apartment boasts stunning sea views and a parking space.

All rooms overlook the beautiful bay of Spartaia. The beach is accessible on foot via a short flight of stairs. The surrounding area is very green, well-maintained, quiet, and sunny.

The apartments offer privacy and are furnished with high-quality materials. The local stone surrounding the garden terraces is complemented by Elban granite. The building, which reflects the Tuscan country house style, blends harmoniously into the Mediterranean garden, whose steps lead to the sea.

The facilities feature the latest technology. Each apartment is suitable for both summer and winter use. The color and exterior architecture make the building look like a sandcastle in a green oasis.

The apartment on offer is in mint condition, built in 2021.

For more offers please consult our web site [www.real-estate-italy.com](http://www.real-estate-italy.com).

## Location

Marciana / Spartaia, fulufig zum Meer.



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### **Your contact person**

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