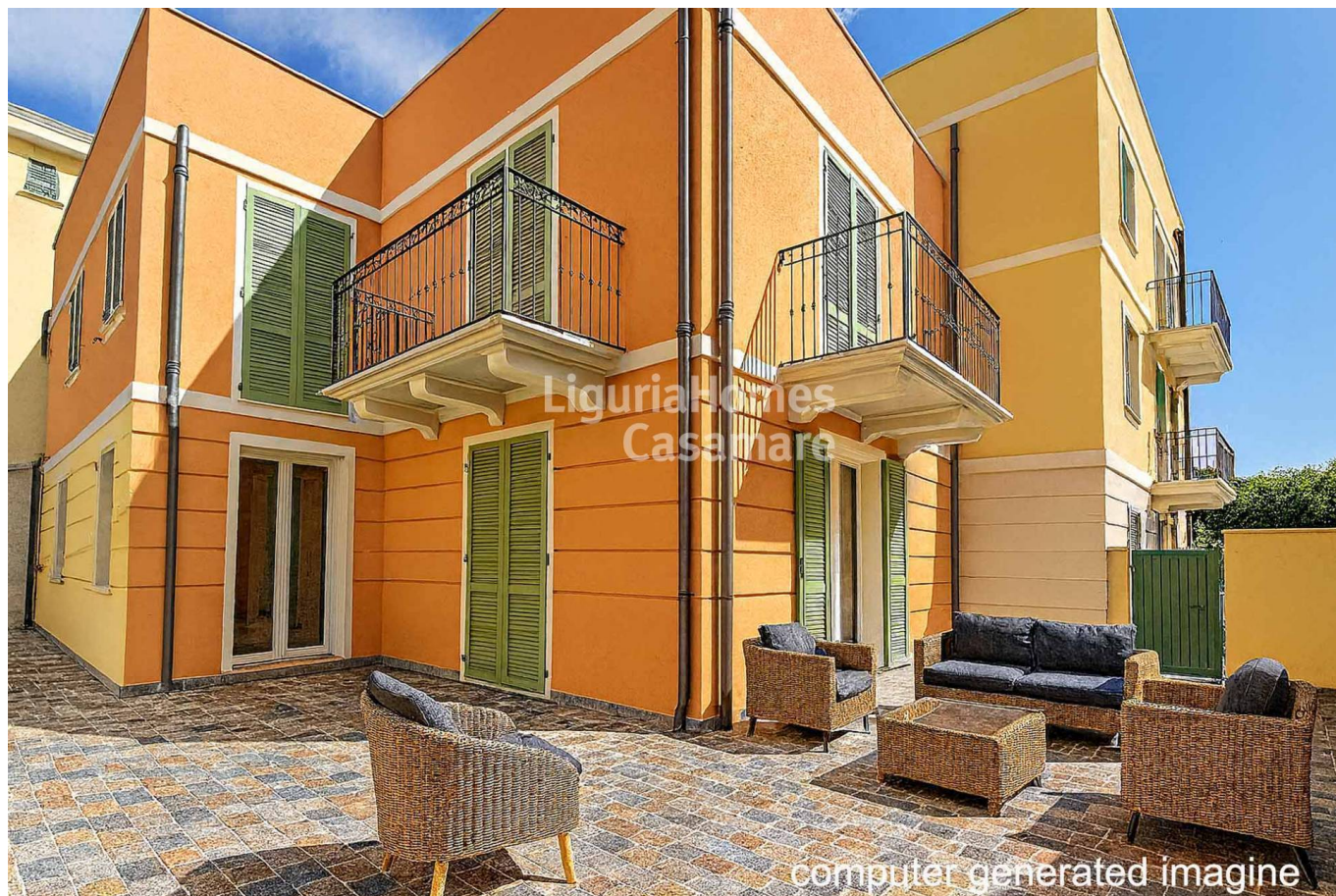


## Apartment for sale in Bordighera

### € 472.000

### Ref. 3T05



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

'Via Al Capo 2': apartments for sale in the new luxury residence in Bordighera Alta.

In an exclusive location, at the entrance of the historical centre of Bordighera Alta and a short walk to the sea, 'Via al Capo 2' is a new and refined building consisting of only 11 luxury apartment for sale.

The project stands out for its high-quality construction and energy class A rating, guaranteed by state-of-the-art thermal insulation, independent heat pump systems for heating and cooling, and double-glazed windows.

The finishes are still customisable and the building, which is free of architectural barriers, is designed to offer maximum comfort in a unique setting, between the historic medieval residences and the charming marina of Bordighera.

The apartment in question is interior 1, featured by its spacious rooms and enjoying double exposure and a large 42 m<sup>2</sup> terrace. It is an elegant and functional apartment for sale in Bordighera, the only one with an independent entrance, consisting of a large and bright living room with open kitchen, hallway, two comfortable double bedrooms and a bathroom.

A garage and a cellar in the lower ground floor are available on request.  
End of works is scheduled for December 2025.

## Certification

Energy Class: A4

EPgInr: 3.51 kWh/□

## Features

Floor: Ground Floor

Heating: Independent

Lift: Yes

Terrace: Present, 42 sq.m.

Garage: Single, 20 sq.m.

Closet

Air-Conditioning

Distance from the sea : 300 mt

## Nearby

Bike Lanes

Public Transport

Cafe

Post Office / Bank

