# Apartment for sale in Bordighera
# € 380.000
## Ref. 3T72

### 105 sq.m. | Bathrooms: 2 | Bedrooms: 2 | Rooms: 3

Dimore del Sole residence, newly built apartament for sale in Bordighera with a garden, large terrace and two garage.

This property stands out in particular for its excellent south, east and west-facing aspect, the best in the building, which ensures plenty of natural light throughout the day and allows you to enjoy the outdoor spaces at different times of the day.

The apartment for sale is situated on the first floor of Building A, which has recently been completed and is available for immediate occupation. The entrance opens onto the spacious living room with an open-plan kitchen, a bright and well-organised space that opens directly onto the large terrace. The sleeping area comprises two bedrooms and two bathrooms, one of which has a window.

One of the most appealing features of this newly built apartment for sale in Bordighera is the presence, despite its first-floor position, of a spacious private garden that surrounds the property and blends seamlessly with the terrace. The outdoor spaces act as a true extension of the home and offer ample opportunities to create dining areas, relaxation spots or simply to enjoy the mild climate of the Ligurian Riviera.

Dimore del Sole is a new residential complex with energy class A4, designed to offer a high standard of living comfort,

energy efficiency and low energy consumption. The building is served by a lift and the residence features a communal swimming pool surrounded by greenery.

The apartment is equipped with an independent heating and cooling system, high-quality windows and doors, modern finishes, a solar panel system and a home automation system. It is also possible to purchase up to two spacious garages with automatic doors separately.

The property is situated in a quiet residential area of Bordighera, around a five-minute drive from the town centre, the sea and the beaches. Just 100 metres away is the renowned Piatti Tennis Centre, one of the most famous tennis academies in Europe, whilst its proximity to the Côte d'Azur and the Principality of Monaco makes this flat particularly attractive to international buyers seeking a modern home on the west Liguria.

## Certification

**Energy Class**: A3

## Features

| | |
|---|---|
| Total sq.m.: 105 sq.m. | Bedrooms: 2 |
| Bathrooms: 2 | Rooms: 3 |
| Floor: Ground Floor | Heating: Independent |
| Lift: Yes | Terrace: Present, 77 sq.m. |
| Garden: Private, 303 sq.m. | Garage: Single |
| Cellar | Air-Conditioning |
| Distance from the sea : 2200 mt | Swimming pool |

## Nearby

| | |
|---|---|
| Tennis Courts | Public Transport |
| Elementary Schools | Cafe / Restaurant |

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