



## Two-room apartment with garden and terrace in Sanremo in an elegant real estate complex



### Info Agente

Nombre:	ArKadia
Nombre empresa:	
País:	Reino Unido
Teléfono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Detalles del anuncio

Propiedad para:	Venta
Precio:	EUR 153,000

### Ubicación

País:	Italia
Estado/Región/Provincia:	Liguria
Ciudad:	Sanremo
Código postal:	18038
Publicado:	07/07/2025

### Descripción:

Two-room apartment with garden and terrace in Sanremo in an elegant real estate complex

In a panoramic and quiet position, inside the exclusive Residence Modus Vivendi in Sanremo, we offer for sale a refined two-room apartment with terrace and private garden, ideal as a holiday home or investment solution.

The property is located in a prestigious context, surrounded by greenery and equipped with all the comforts of a modern residential structure.

An environment designed to offer privacy, relaxation and quality of life just a few minutes from the city center and the beaches.

The property is also free of architectural barriers thanks to the large elevators that connect the apartment to the garage and the hall of the complex.

### Divided into:

Entrance, living room with large kitchenette, bedroom with walk-in closet, hallway and bathroom with shower.

Externally a large 12m<sup>2</sup> terrace and an 18m<sup>2</sup> garden. A large garage completes the property.

The beautiful terrace and garden are ideal for inclusively experiencing the temperate climate of the



Riviera dei Fiori. The interior finishes are well-finished and of a good standard: double-glazed sliding windows, insulated boxes, glass and aluminum railings, soundproof systems, independent heating with electric convectors. The property is sold fully furnished and equipped, ready to be inhabited or immediately put to income up to 6 beds.

Currently the unit is included in an RTA (Residenza Turistico Alberghiera), which involves the purchase exclusively as a second home, without the possibility of transferring the registered residence. However, the procedures for the definitive removal of the RTA constraint are underway, which will make the property totally free from an urban planning perspective, with a consequent increase in the asset value in the medium term.

Investment formula:

Ideal both as a holiday home and as an income investment, thanks to the extraordinary microclimate of Sanremo (about 3,000 hours of sunshine per year) and the presence of internationally important events throughout the year.

The internal management company offers a complete service for the rental of the property: guest reception, bureaucratic management, cleaning and assistance.

Quarterly income guaranteed during periods in which the property is not used by the owner.

Surface area report:

Apartment floor area 37 m2 Terrace 12 m2 Garden 18 m2 Garage 26 m2

Commercial area 52 m2

Request €153,000 I.P.E. G 200.00 Kw/m2 per year

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Fabricado: 2001

## Común

Dormitorios: 1  
Pies cuadrados terminados: 52 m2  
Floor Number: 1

## Room details

Total rooms: 2  
Indoor Features: Fitted kitchen

## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 200

## Building details

Parking: Sí  
Number of Garages: 1  
Outdoor Amenities: Pool  
Número de plantas: 4

## Rental details

Furnished: Sí

## Lease terms

Date Available:

## Información adicional

URL sitio web: [http://www.arkadia.com/HOYC-T62/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/HOYC-T62/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: b61



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