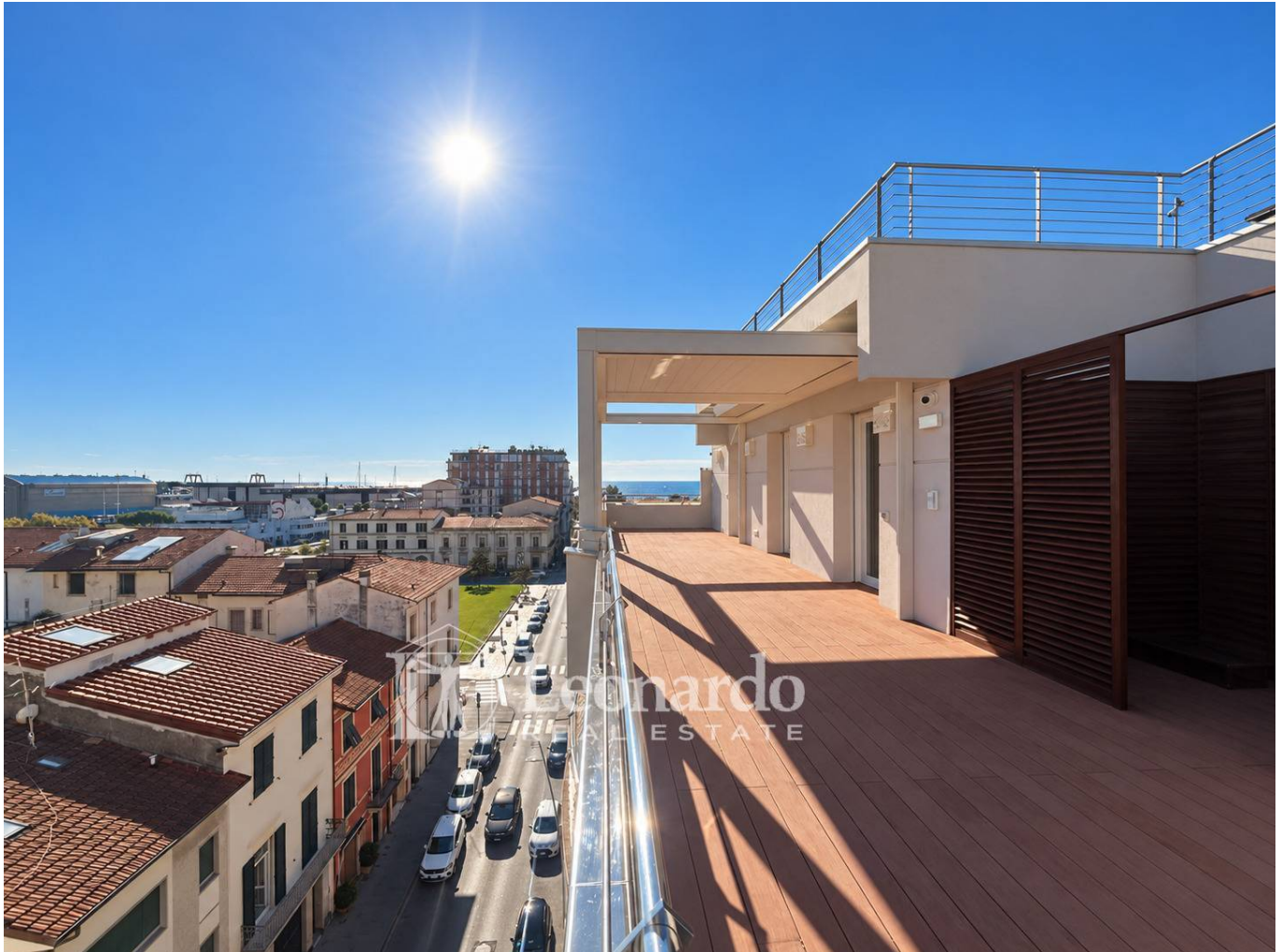


Apartment for Sale to Viareggio Area: Centro



155 square meters | Bathrooms: 2 | Bedrooms: 3 | Rooms: 7

Exclusive penthouse with a 100-square-meter sea-view terrace in Viareggio
Ref. REA528

Leonardo Real Estate offers for sale an elegant penthouse in the heart of Viareggio, located on the sixth and top floor of a modern building with elevator access and recently renovated.

Free on four sides and spanning approximately 155 square meters, the penthouse was completely designed and custom-built, with particular attention to the quality of the materials, living comfort, and technological solutions.

Natural light is one of the main features of the property: the large glass surfaces, the steel and the light tones of the rooms create a bright, contemporary and elegant atmosphere.

The interiors feature high-quality finishes, sophisticated lighting solutions, select furnishings, and home automation systems dedicated to managing comfort, temperature, and energy consumption, both in summer and winter.

The entrance leads to a large and welcoming living area, connected by a refined decorated glass sliding door to the semi-diner, which offers direct access to the terrace.

The sleeping area, separated by another matching glass door, is embellished with magnificent hand-planed cherry parquet flooring, which runs along the corridor and three bedrooms, elegantly defining the transition between the living area and the more private

spaces of the home.

The sleeping area includes three bedrooms, all with direct access to the terrace: a medium bedroom, a double bedroom and a master suite with a private bathroom complete with shower.

The sleeping area is completed by a second bathroom with shower and a practical closet used as a laundry room.

The property's true distinguishing feature, however, is the extraordinary 100 m2 terrace, which embraces the penthouse on two sides and is a rarity in the Viareggio real estate landscape.

Near the kitchen, an electric bioclimatic pergola creates a true extension of the living area, ideal for outdoor lunches and dinners throughout most of the year.

The terrace then extends to a refined relaxation area, also protected by an electric bioclimatic pergola, where an elegant lounge overlooking the sea has been created: a privileged space in which to indulge in moments of tranquility, read a book, share a glass of wine, or simply enjoy the light and atmosphere of the coast.

Also on the terrace, a refined and comfortable outdoor shower area completes the comfort of the outdoor spaces.

The apartment is offered fully furnished, perfectly integrated into the design of the rooms.

Main features:

Double-glazed windows; independent underfloor heating system with heat pump; 8.8 kW photovoltaic system; 17 kWh battery storage system, designed to ensure high autonomy and significant energy savings; hot/cold air conditioning with dehumidification system; controlled mechanical ventilation; video surveillance system; remote management and opening of windows.

A highly prestigious property, designed for those who want to experience Viareggio from a privileged location, with large outdoor spaces, privacy, technology, and superior living standards.

Ref. REA528

www.leonardorealestate.it

Leonardorealestate.it and Leonardoluxury are the two new projects dedicated to luxury properties from the Leonardo group.

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Contact us for an appointment with one of our consultants for your personalized marketing plan.

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Leonardo Real Estate
Viareggio Corso Garibaldi, 170

Property details

Code: REA528	Reason: Sale
Type: Apartment	Region: Toscana
Province: Lucca	Municipality: Viareggio
Area: Centro	Price: € 1.650.000
Total Square Meters: 155 square meters	Bedrooms: 3
Bathrooms: 2	Rooms: 7

: 168	: 6
: Yes	: Yes
: 1980	: Yes
: 250 meters	

Features

Terrace: 100 m ²	Tv Antenna: Autonomous	Porch
Tv SAT: Autonomous	ADSL Coverage	Fastweb Coverage
Air-Conditioned	Parquet	Telephone System
Wiring: By Law	Sanitary Suspended	Shower
Aluminum Frames	Predisposition for Alarm	Shutters
Sea View		

Nearby

Gyms	Spa	Football Fields	Fitness Centers
Tennis Courts	Bike Lanes	Playgrounds	Railway Station
Public Transport	Kindergarten	Elementary Schools	Schools
High Schools	Cafe	Post Offices	Shopping Centers
Municipal Offices			

