Agenzia Immobiliare Leonardo
Corso Garibaldi, 170 - 55049 Viareggio
Phone number 0584961129 - Fax

Apartment for Sale to Viareggio
Area: Centro



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

Exclusive penthouse with a 100 sq m sea view terrace in Viareggio, energy class A4.
Ref. REA528

Leonardo Real Estate offers for sale an elegant penthouse in the heart of Viareggio, located on the sixth and only floor of a modern building with elevator access and recently renovated.
Free on four sides and spanning over 170 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. This leads directly to the terrace, equipped with a Pratic Breara bioclimatic pergola with adjustable slats, breathable vertical awnings with sun protection, and perimeter LED lighting, for al fresco dining in maximum comfort and privacy during the summer season.

The sleeping area, separated by another decorative 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 with wood-effect tiled flooring and protected by wood-effect aluminum sun screens 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; motorized and electronically adjustable aluminum Venetian blinds; independent underfloor heating system with heat pump with independent temperature control for each room; 8.8 kWp photovoltaic system; storage system with 17 kWh batteries, designed to ensure high autonomy and significant consumption reductions and total energy savings at zero cost throughout the year; hot/cold air conditioning with a concealed dehumidification system; controlled mechanical ventilation; video surveillance system; irrigation system; water softener system; systems management also remotely.

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.

Are you interested in evaluating other properties? Do you have a luxury property to offer us?

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

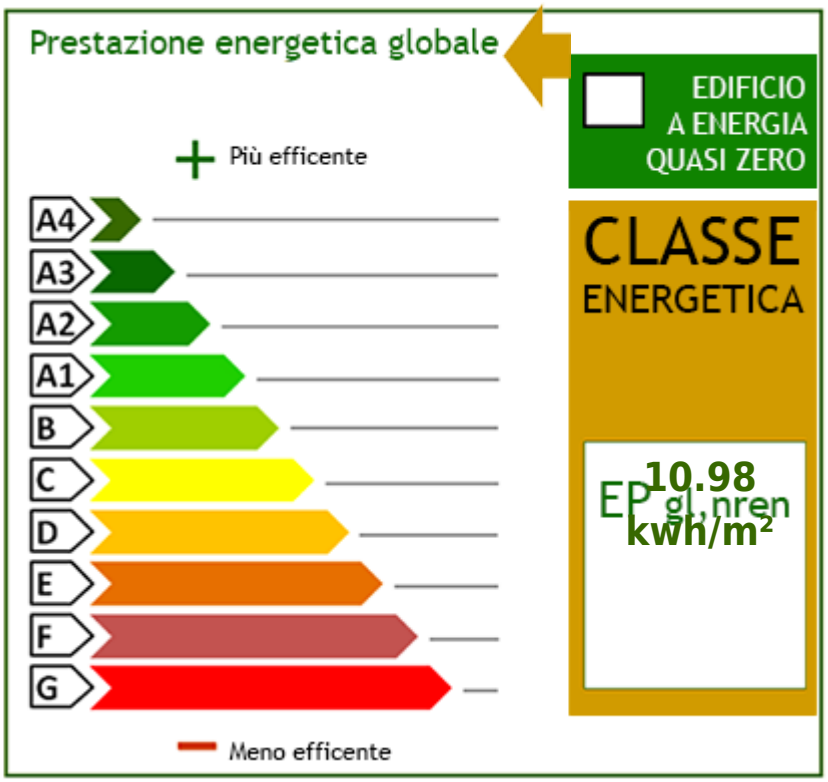
Province: Lucca	**Municipality**: Viareggio
Area: Centro	**Price**: Price on application
Total Square Meters: 170 square meters	**Bedrooms**: 3
Bathrooms: 2	**Rooms**: 7
: 168	: 6
: Yes	: Yes
: 2014	: € 100
: Yes	: 250 meters

Features

Terrace: 100 m²	Tv Antenna: Autonomous	Porch
Tv SAT: Autonomous	Fastweb Coverage	Air-Conditioned
Parquet	Wiring: By Law	Sanitary Suspended
Shower	Aluminum Frames	Predisposition for Alarm
Shutters	Sea View	

Nearby

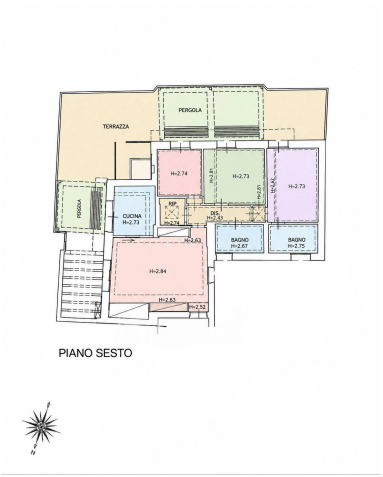
Gyms	Spa	Football Fields	Fitness Centers
Tennis Courts	Bike Lanes	Playgrounds	Railway Station
Public Transport	Kindergarten	Elementary Schools	Schools
High Schools	Cafe	Post Offices	Shopping Centers
Municipal Offices			

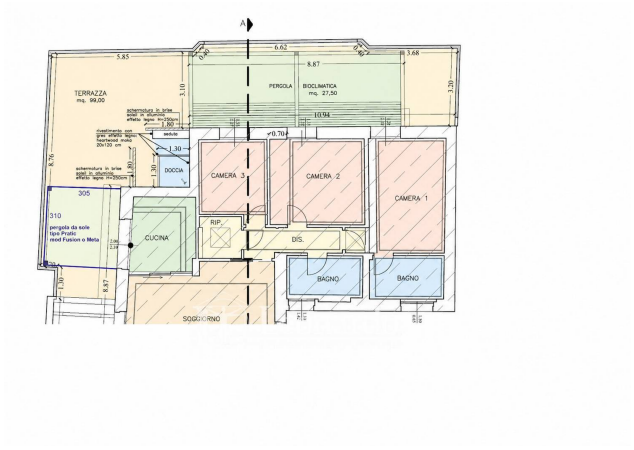

Prestazione energetica globale
EDIFICIO A ENERGIA QUASI ZERO
Più efficente
A4
A3
A2
A1
B
C
D
E
F
G
CLASSE ENERGETICA
EP gl,nren 10.98 kwh/m²
Meno efficente

















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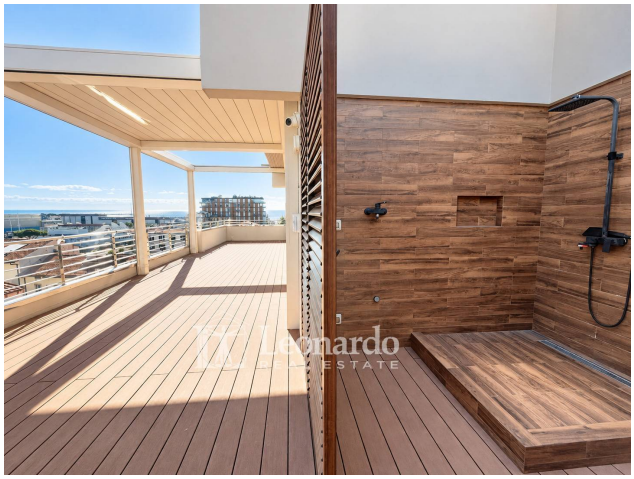












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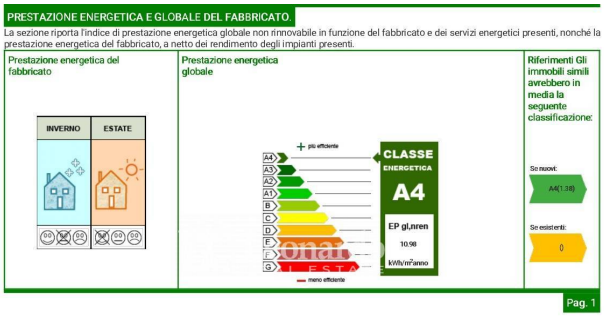











PRESTAZIONE ENERGETICA E GLOBALE DEL FABBRICATO.

La sezione riporta l'indice di prestazione energetica globale non rinnovabile in funzione del fabbricato e dei servizi energetici presenti, nonché la prestazione energetica del fabbricato, a netto dei rendimento degli impianti presenti.

Prestazione energetica del fabbricato

INVERNO | ESTATE

Prestazione energetica globale

CLASSE ENERGETICA A4

EP gl,nren 10.98 kWh/m²anno

Riferimenti Gli immobili simili avrebbero in media la seguente classificazione:

Se nuovi: A4(1.38)

Se esistenti: 0

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