

## Garden duplex with private terraces (68.55 m<sup>2</sup>) + direct lift to garage



**3**  
Bedrooms



**2**  
Bathrooms



**118 m<sup>2</sup>**  
Built



**0 m<sup>2</sup>**  
Total



**795.000€**  
Price

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## Description

In the same building, this luxury ground-floor duplex combines contemporary design, private terraces (North 32.55 m<sup>2</sup> · South 36.00 m<sup>2</sup>; total 68.55 m<sup>2</sup>) and all the comforts of a new development just steps from the seafront promenade, marina and restaurants.

### Layout

Ground floor: living–dining room with open-plan fitted & equipped kitchen, double bedroom, full bathroom with dressing area and access to the terraces.

Upper floor: two double bedrooms with walk-in wardrobes, full bathroom and laundry room.

Building/Community: lift with direct access to the parking space and storage room in the basement (both included).

Specifications (premium): 100×100 porcelain tile, wall-hung sanitary ware, black thermostatic tapware, XTone worktop, Noken taps, ducted heat pump (cooling/heating), video intercom.

Areas: 94.40 m<sup>2</sup> usable interior · 117.90 m<sup>2</sup> built · 68.55 m<sup>2</sup> private terraces.

Completion: late 2026.

Energy: Project-stage energy label (new-build CEE).

Taxes and purchase costs not included (new-build: VAT/IVA 10% + AJD). Areas indicative according to the project; subject to adjustment by the site management.

## Details



Ref: STL-00735



Certificado energético: G