

**Apartment  
Varazze  
€ 760.000  
Ref. VAD369-A08**



**81 sq.m | : 2 | : 2 | : 3**

Even the sea in Varazze is thrilled to be able to observe this new construction taking shape in front of it.

A redevelopment project that aims to create a luxury residence one step away from the sea, in the absence of architectural barriers and in conditions of complete sustainability.

Living here will mean having the sea right under your house, a complete view of the waves and the sun until late in all seasons of the year.

Let's explain better.

Looking at the seafront of our town we have to go to Piazza di Santa Caterina and raise our gaze a few centimeters.

Here we will see an elegant historic villa arranged on three levels, beyond the attic floor, extended on the right side by a more recent portion, on two floors.

The classic style of the villa will be combined with the modern one of the most recent construction, to create a place where the historic and the new blend perfectly, creating a unique residence of its kind.

It is precisely the place where we will enter, the Residenza Santa Caterina.

From the beach to the entrance door we can choose between two alternatives: 70 meters, if we choose to walk in a straight line and climb a few steps next to the church of Santa Caterina, a few meters more if we prefer to make a half turn and use the lift which from sea level breaks down every type of architectural barrier.

This very short stretch is what gives you a spectacular view, which from the ground floor extends over the sea from Genoa to the Marina di Varazze tourist port.

Tranquility is also a predominant feature here.

The finishes of the external condominium spaces are of the highest quality.

The steps move on stone floors, whose profiles are underlined by grazing LED lighting. All around, native aromatic plants are conveniently arranged in masonry planters.

The residence will have internal thermal insulation in the historic part and external in the more recent part.

Even the slate-effect concrete tile roof respects the history and style of the surrounding area.

As we get closer we will be able to observe the large windows overlooking the sea and the parapets of the crystal terraces, a line which in the evening will be gently underlined by LED strips with diffused light.

Of further emphasis are the internal condominium spaces, made of fine white marble.

Let's now look in detail at interior A08, located on the first floor.

To explore the interiors we open the latest generation armored door and enter.

We are welcomed into this unit by the large living area, facing south. The large windows with minimal profiles open the room towards the sea, the view of which is exceptional.

The windows are specially designed to let your gaze wander over the waves and have blackout technology.

The size of this space ensures that there is adequate space for both the kitchen and dining area and the relaxation area.

Continuing we can visit the double bedroom, facing south and west. Both windows see the sea.

The first bathroom is next door, with fine finishes such as Flaminia or Globo brand sanitary ware and Gessi taps.

The second single bedroom is pleasantly facing west and has its own balcony, with a view to the west, towards the Marina di Varazze.

The second bathroom, equally finished, is located in the center of the house.

Interference will be far from our ears when living here, as the internal walls will be double, with a sound-absorbing layer.

The style of the accommodation will be guided by elegance and light colours, with particular attention to eco-sustainability.

The elegant internal doors are finished with certified eco-sustainable lacquering.

It will also be possible to customize the flooring of the accommodation, choosing from the stoneware and parquet options offered as samples by the supplier.

The light and socket points will comply with the above, with the use of the LivingNow series by BTicino.

The accommodation will be equipped with a video intercom and appropriately prepared for the installation of the burglar alarm and video surveillance system.

The heating and cooling system, installed in an aesthetic manner, i.e. in the absence of visible machinery, will be autonomous, air-powered and with remote control.

Totally gas free, the building will have a condominium photovoltaic system and also as regards hot water (condominium with metering) mainly green sources will be used.

The new thermal/acoustic insulation standards will be fully met and the building will obtain class A.

The garages will be available with separate purchase, with access from Via Bruzzone.

For further details and information and for on-site visits, contact Immobiliare Cingolani Daniela (Tel.019 4509025 - Cell.347 0012531),

we are open from Monday to Sunday morning (closed on Wednesday).

## Certification

: A1

## Property Informations

---> **Indirizzo** <---: Via Cavetto

---> **CAP** <---: 17019

---> **camere** <---: 2

---> **bagni** <---: 2

---> **Locali** <---: 3

---> **stato\_conservazione** <---: Restructured









