

## Apartment for sale in Ponzano di Fermo

### Capparuccia

**€ 260.000**

**Ref. PU-083**



**168 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 6**

Puzielli Real Estate Agency offers a newly built apartment for sale in Capparuccia. The apartment is on the second floor with an elevator and measures approximately 168 sq m. It comprises an entrance hall, a spacious living room with kitchenette, terrace and balcony, a study, a single bedroom, two double bedrooms, one with an en-suite bathroom, a closet, and a bathroom. The property also includes approximately 35 sq m balconies and a garage of approximately 70 sq m.

The building is newly constructed. The property was constructed with a reinforced concrete load-bearing structure. This building is therefore highly earthquake-resistant and complies with all current regulations. The façade is thermally insulated, completely plastered and painted. The apartment will be constructed using top-quality materials. The windows are state-of-the-art PVC with double thermal break glazing. The roller shutters are insulated. The interior doors will comply with specifications, and the front door is armored. The heating and plumbing system will feature a state-of-the-art boiler. There will be underfloor heating.

The apartment for sale is located in an excellent residential area of Capparuccia, perfect for its tranquility and proximity to essential services. This area is also easily accessible without a car, as it has several bus and school bus stops. Therefore, the location of this apartment for sale is ideal both for its convenience and its innovative construction method.

This apartment, given its features, is the perfect solution for a residence with exclusive features and living comforts. The property is ideal as a primary residence for a family. Given its location and proximity to all essential services, this apartment for sale is an excellent investment for the future.

## Features

Code: PU-083	Reason: Sale
Categoria: Apartment	Address: Via Vittorio Veneto
Zip Code: 63845	Municipality: Ponzano di Fermo
Zona: Capparuccia	Total Square Meters: 168 sq.m.
Bedrooms: 3	Bathrooms: 2
Rooms: 6	State of Preservation: Excellent
Level: Top	Total Floor: 4
Heating: Heating	Age Construction: 2025
Current Status: Vacant at closing	Balconies: Present, 35 sq.m.
Sea Distance: 17.000 meter	Kitchen: Exposed Kitchen
Box: Triple, 70 sq.m.	Tv Antenna : Private
Tv SAT : Condominium	Closet
Telephone System	Wiring : Up to code
Shower	Shutters

## 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	







