



COLDWELL BANKER
ITALY

Coldwell Banker Gruppo Bodini
BARLETTA - Corso Garibaldi, 110 - 76123 Barletta
P.IVA e C.F.: 04756020758
Tel.: (+39) 080 8647620

Apartment for Sell in Nardò - Area: Santa Maria Al Bagno

📍 Strada Torremozza, Lecce, 73050 (LE)

180.000€



Contact info



Coldwell Banker Gruppo Bodini

Stefania Colabufo

Phone: 3495214935

Mobile: 3495214935

Email: stefania.colabufo@cbitaly.it

Description

Puglia – Salento – Santa Maria Al Bagno (Nardò) – Torre Mozza Road corner of Luca Giordano Street

Exclusive residence with a sea-view swimming pool – Class A4 NZEB

LAST THREE UNITS AVAILABLE

In the heart of Salento, just minutes from the sea at Santa Maria al Bagno, we offer for sale an elegant apartment in an exclusive, recently built residence consisting of just six residential units.

The property stands out for its extremely high construction standards and its A4 NZEB (Nearly Zero Energy Building) energy rating, one of the most advanced certifications in the residential sector, which guarantees nearly zero energy consumption, maximum living comfort, and extremely low running costs.

Energy efficiency and technology

The residence was designed with cutting-edge technological solutions aimed at sustainability and energy autonomy:

- 15 kWp photovoltaic system
- 25 kWh storage batteries for energy use even in the evening hours
- Solar thermal panels for the production of domestic hot water
- Heating and cooling with heat pump, also managed remotely
- High quality induction cooking
- Thermal insulation throughout the building for optimal energy insulation
- Advanced sound insulation with sound-absorbing panels between the living units and high-quality parquet flooring throughout
- High-performance PVC window frames and WI-FI throughout the residence

An integrated system that allows you to live in a modern, sustainable home with extremely low energy consumption.

The property is located on the first floor and enjoys excellent brightness thanks to its corner exposure.

The entrance leads to the living area with a custom-made kitchen, a bright and welcoming space with direct access to the L-shaped corner balcony, the real highlight of the house, which offers a very pleasant double view:

- on one side a large opening onto the greenery, onto a natural area of the area
- on the other hand a suggestive sea view even if partial

The sleeping area includes:

- two bedrooms
- a modern and functional bathroom

The property includes a private parking space on the ground floor.

The residence offers a splendid panoramic terrace overlooking the sea, designed as a relaxation and wellness space for residents:

- Heated panoramic swimming pool overlooking the Ionian Sea
- Equipped solarium
- Panoramic lounge area covered by a shading structure integrated with a photovoltaic system

An elegant environment where design, comfort and sustainability meet.

The property is strategically located, about 1 km from the sea, in one of the most popular locations on the Ionian coast of Salento.

Thanks to its high-quality construction, swimming pool, and growing tourist demand in the area, the property represents an ideal solution both as a private residence and as a real estate investment, with excellent prospects in the tourist rental market.

Details

 Property ID: CBI159-2976-63830	 Surface: 75.00 m²
 Rooms: 3	 Bathrooms: 1
 Energy Class: A4	 Bedrooms: 2

Property Features

 Floor: 1	 Conservation status: Excellent
 Current condition: Free upon deed	 Surface: 75.00 m²
 Rooms: 3	 Bedrooms: 2
 Bathrooms: 1	 Kitchen: Exposed
 Position: Residential area	 Balconies: Presente
 Shower: Yes	 Parking space: Uncovered
 Safe: Yes	 Swimming pool: Yes
 Terrace: Present	 Parquet : Yes

Nearby

 Bike Paths	 Cafes / Bars
--	--

Images





