



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

## Palau - Penthouse with stunning sea views and garden | Real estate Sardinia



IT-9019-KA

Meerblick  
07020 Palau  
Italy



## Data overview

<b>Type of property</b>	Apartment
<b>Kind of property</b>	Apartment
<b>Postcode</b>	07020
<b>Country</b>	Italy
<b>City</b>	Palau
<b>Additional geographical information</b>	Sardinia
<b>Living space</b>	approx. 107 m <sup>2</sup>
<b>Number of rooms</b>	6
<b>Number of bedrooms</b>	3
<b>Number of bathrooms</b>	2
<b>Balcony/Patio areas</b>	approx. 1 m <sup>2</sup>
<b>Number of balconies/terraces</b>	85
<b>Asking price</b>	405.000,00 €
<b>Brokerage</b>	for the buyer 4,88 % incl. VAT
<b>Condition</b>	Well maintained
<b>Contact person</b>	Real Estate Italy A company of RustiCasa Concept Nicole Siedersberger-King Lierstraße 8 80639 München E-Mail: <a href="mailto:info@real-estate-italy.com">info@real-estate-italy.com</a> Homepage: <a href="http://www.real-estate-italy.com">www.real-estate-italy.com</a>



## Description

Beautiful penthouse with sea views, large terrace and private panoramic garden.

We are located in the heart of Palau, just a few minutes from Sciumara beach, the marina and all shops and restaurants.

In an elegant residential complex, this spacious flat has a private entrance and is free on three sides.

The main entrance leads us into the spacious living room with fireplace overlooking the habitable terrace, paved with Orosei marble. The view is truly unique of the sea and the island of Maddalena, the entire village of Palau and Porto Rafael.

From the living room, a corridor leads to the independent kitchen, very bright and equipped with custom-made furniture, and then to the sleeping area. This is divided into:

- a master bedroom, with en-suite bathroom and sea view;
- a second bedroom with sea view;
- a third bedroom with a passageway, currently used as a study, but which can easily be converted into a bedroom;
- a second bathroom, with bathtub;
- a comfortable and spacious storage room.

The hallway also leads to the outside area of the property, which consists of a paved courtyard, a pergola, a carport for two cars, the access road and a planted area with beautiful sea views.

The available space also allows the construction of a medium-sized private swimming pool.

The flat is in a good general condition, it is equipped with electric heating and air conditioning. The terrace has been recently paved and part of the shutters have been replaced with new aluminium shutters. Only the window frames and the carport should be partly renewed. The living areas are also in excellent condition.

Should you need a particularly large property, there is the possibility to purchase the adjoining three-bedroom flat with two bedrooms, bathroom and second panoramic terrace together with this flat.

## Location



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Palau, Sardinien.



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**Your contact person**

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