

Apartment for sale in Aci Castello (CT)

€ 160.000

Ref. 386



73 sq.m. | Bathrooms: 1 | Bedrooms: 1 | Rooms: 3

Apartment to renovate with garage and terrace.
Cliff area, 300 meters from the sea and 100 meters from the square of the balls.
Via Mollica n. 4, Aci Castello Catania, first floor.

Contact Expertise Re on 095 8997334 or write on WhatsApp on 371 6319926
Advertisement reference 386.

Ideal for:

Single or couple who want to live near the sea without giving up proximity to the city center; Those looking for a property to renovate according to their tastes and needs;

Surface and internal composition:

First floor without lift of a small building with two floors above ground and a basement.

Total surface area of the apartment 73 m2.

The spaces are distributed as follows:

Entrance living room approximately 24 m²; Hallway with custom-made built-in wardrobe that can be used as a storage room; Bathroom with connections for installing the washing machine; Bedroom approximately 16 m²; Kitchen approximately 13 m²;

Outdoor spaces:

Two perimeter balconies of approximately 21 m², one overlooking Piazza Giuseppe Sciuti (Piazza delle Balle) and the other overlooking the condominium driveway. Covering terrace of approximately 60 m² with a gazebo to be restored and a view with a glimpse of the sea. Access is through external spiral staircase located on the balcony next to the kitchen window.

Garage:

Surface area approximately 26 m² with a height of 1.84 m. It should also be noted that the maneuvering lane is restricted. Access via vehicle ramp and condominium stairwell

Apartment conditions:

The electrical system and bathroom were renovated 6 years ago.

Replacement or renovation work necessary for:

External frames and internal doors; Heating, air conditioning and water system for the kitchen; Internal flooring, balconies and roof terrace; Spiral staircase.

Estimated cost approximately €40,000

Other reports:

Condominium fees €31.00 per month; The property does not have a bee; The condominium has recently approved renovation works on the common parts of the building which have not yet begun

Who we are:

Expertise Re is a real estate agency based in Catania in Corso Sicilia 105, which operates mainly in Palermo and Catania, also through a network of selected real estate agents, present throughout Sicily, Calabria, Rome and Milan.

Expertise Re is a real estate agency specialized in the sale and rental of entire buildings, income properties, commercial premises, industrial warehouses, offices, executive buildings and hospitality and residential properties.

He also has skills in the evaluation of individual assets and real estate portfolios, and in the study and analysis of intervention plans aimed at the disposal and redevelopment of properties according to specific needs and objectives.

We believe that only by starting from specific needs can we identify the most suitable real estate investment solutions.

If you want to get to know us better, follow us on LinkedIn

Certification

Energy Class: G

Features

Code: 386	Reason: Sale
Categoria: Apartment	Address: Via Mollica, 4
Zip Code: 95021	Municipality: Aci Castello
Total Square Meters: 73 sq.m.	Bedrooms: 1
Bathrooms: 1	Rooms: 3
State of Preservation: Be Restored	Level: 1
Total Floor: 2	Parking: Carport
Age Construction: 1970	Current Status: Ready to deed

Balconies: Present

Terrace: Present

Sea Distance: 200 meter

Kitchen: Present

Nearby

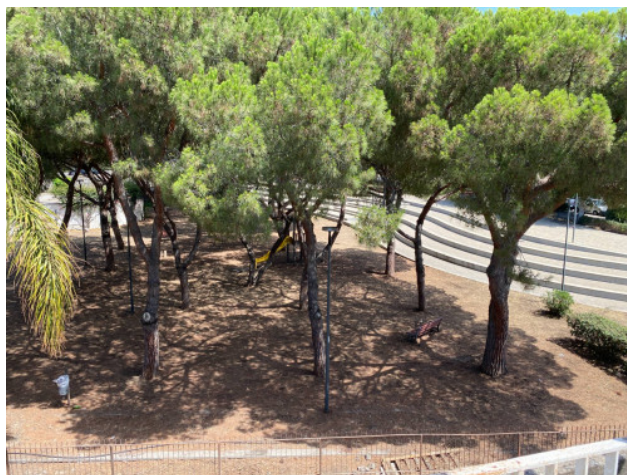
Bike Lanes

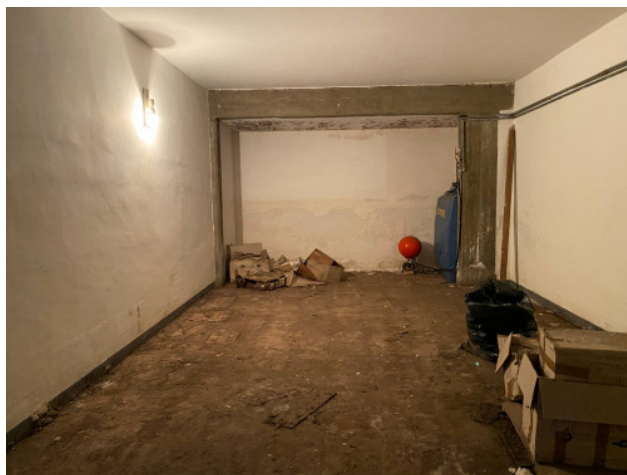
Playgrounds

Public Transport







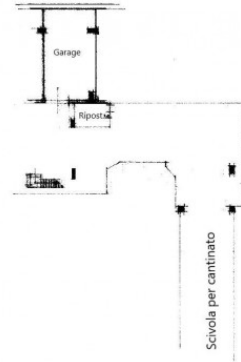


Via Mollica 4, Aci Castello,
Catania



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H: 2,84 m
73,00 mq



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