

## Apartment for Sale to Sanremo Area: Bussana Mare



### 145 sqm | Bathrooms: 2 | Bedrooms: 3 | Rooms: 5

REF. 1769 - FRONT ROW SEA VIEW □ CONSERVATIVE RESTORATION OF THE FORMER VILLA COSTA BALENA □ Located in the charming village of Bussana, a hamlet of the renowned coastal city of Sanremo, "La Riserva" is a unique residence in one of the most enchanting locations on the Ligurian Riviera.

The property boasts a prime location, offering panoramic views of the sea and the stunning surrounding landscape. The Reserve will consist of seven apartments of varying sizes and configurations, each with private terraces and views offering spectacular views of the sea and surrounding landscape.

APARTMENT "C" GROUND FLOOR □ comprising entrance hall onto living room with open kitchen, dining room, three bedrooms, two bathrooms, hallway, laundry room, patio with private garden and terrace.

The renovation project aims to preserve the historical and architectural features of this prestigious seaside property. The building's façade will be restored and enhanced, preserving its unique features while also being adapted to provide modern and comfortable technological solutions.

The project aims to create a continuous connection between the interior and the exterior space, while maintaining high levels of privacy through the use of greenery and shading elements.

The interiors will be designed with elegant attention to detail, combining modern comforts with a contemporary style inspired by local architecture. The residence will offer bright and refined new spaces, renovated with quality materials.

The renovation project aims to integrate new technological systems within the building, achieving high thermal performance while reducing energy costs and environmental impact. This strategy enhances the building's quality and longevity, ensuring a new level of comfort and sustainability while maintaining the building's elegance and original style.

The Reserve will also feature shared spaces such as cellars, internal bike parking with charging stations, and parking spaces sold separately for €45,000.00.

Il presente stampato ha valore puramente indicativo e non costituisce elemento contrattuale nè presupposto contrattuale.

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Delivery expected 18 months from start of work.

Land registry updates may be pending. Therefore, all the above information does not constitute contractual elements or conditions.

## Certifications

**Energy Class:**  
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## Property details

**Ref.:** S 1769

**Reason:** Sale

**Type:** Apartment

**Region:** Liguria

**Province:** Imperia

**Municipality:** Sanremo

**Area:** Bussana Mare

**Price:** € 790.000

**Total sq.m.:** 145 sqm

**Bedrooms:** 3

**Bathrooms:** 2

**Rooms:** 5

**Total Floor:** 3

**Lift:** Yes

**Age Construction:** 1800

**Available:** Yes

**Distance from the sea:** 10 meters  
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## Features

Terrace

Tv SAT

Air-Conditioned

Wiring

Shower

Wooden Window Frames

Sea View  
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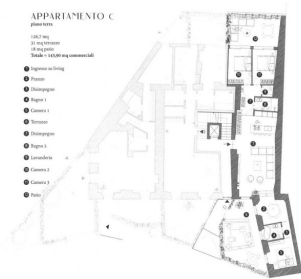
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