VIA DELLA SPIGA
MAURIZIA SERRA / WONDERFUL HOUSES

S. M. Ligure Via Belvedere Area



FEATURES:

Property type	**Residential**
Brokerage	**Rent**
Surface (sqm)	**134**
N. local	**4**
Bedrooms	**3**
Bathrooms	**2**
Energy rating	**G**
Floor	**3-4**
Balcony/Terrace	**yes**
Box	**parking space**

DESCRIPTION:

S. M. Ligure Via Belvedere Area – Bright Furnished Panoramic Apartment on Two Levels, Steps from the Sea

A few minutes' walk from the center of Santa Margherita Ligure and the seafront, in an elegant recently renovated building with an elevator, a panoramic and sunny apartment on the 3rd floor, 134 sq m, laid out over two levels, where light accompanies every hour of the day and the view rests on the hills. The entrance opens onto the living room, which extends outdoor living with a small terrace. The eat-in kitchen has its own **balcony**, while the master bedroom, also with a balcony, is flanked by a second bedroom and a bathroom with laundry area. An internal staircase leads to the 4th floor, where a third bedroom, bright and with sloping ceilings, with a private bathroom, offers a secluded and cozy space. The apartment has been recently renovated and furnished with elegance and taste. Dual exposure gives light to every room and a splendid view over the hills. A ducted air conditioning system ensures maximum comfort in every season. The property is completed by a communal car park with two parking spaces. The apartment is directly connected to Corso Matteotti by a shared elevator, which makes getting around on foot simple and pleasant. Transitional lease. **Annual rent €20,000** (monthly rent approx. €1,600) + **annual service charges** €2,200 (monthly charges approx. €180). Energy class G. **AVAILABLE FROM FEBRUARY 2027.**

Santa Margherita Ligure is one of the most refined gems of the Gulf of Tigullio. Nestled between the deep blue of the Ligurian Sea and the Mediterranean greenery that envelops the Portofino promontory. A place of great tradition and international charm. It is famous for its elegant palm-lined seafront, its marina, its historic pastel-colored villas and an exclusive atmosphere that has always made it one of the most coveted destinations on the Riviera di Levante. Its privileged position allows you to reach Portofino, Rapallo and the Cinque Terre in a short time. A setting of rare beauty, where the dynamism of a renowned seaside resort combines with the calm and prestige of a unique place, able to offer an authentic experience of elegance, well-being and the Ligurian dolce vita.

Frame the QRCODE to view the property on our website

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PLANIMETRY 1:



PIANTA PIANO SOTTOTETTO

