








# Modern apartment in a monolithic building overlooking the sea and mountains in Batumi (00270)



# 115 400 €

 Floor area	<b>63 m<sup>2</sup></b>
 Number of rooms	<b>1 bedroom</b>
 Furnitures	<b>Full</b>
 To the beach:	<b>m</b>
 Location:	<b>Georgia, Batumi</b>
 To the airport:	<b>km</b>
 To the city centre:	<b>km</b>

## Options

- ✓ Sea view
- ✓ Mountain view
- ✓ Balcony/ Terrace
- ✓ Elevator
- ✓ Generator

## Description

A unique fully furnished apartment is for sale, located on the 30th floor in a building overlooking the sea and mountains.

This is an ideal option for those who value comfort and stylish housing in the heart of the city.

### Description of the apartment:

- 1+1

- area 62.5 m<sup>2</sup>
- 1 bathroom
- 30th floor

The house is a modern building with three entrances, equipped with 24-hour video surveillance, and has at its disposal 5 passenger and 1 freight elevator.

All elevators have been thoroughly inspected and have safety certificates valid at the time of inspection on May 24, 2025. Additionally, a home generator is provided to provide electricity in the event of a temporary outage.

The apartment is an example of high-quality renovation according to a design project, made for your own comfort.

The cost of repairs and furniture exceeds the cost of the apartment.

All communications, including radiator heating, heated floors, water supply and electricity supply, are made according to the project with engineering calculations that meet all SNiP requirements. Plumbing communications and ceramic tiles made in Italy, as well as high-quality plaster of walls and ceilings ensure an impeccable appearance of the premises.

The apartment is equipped with modern household appliances from Bosh, as well as electrical installation products from the German company ABB.

The kitchen is equipped with granite countertops and MDF fronts, and the wardrobes have mirrored fronts to increase space.

A bed with a lifting mechanism and an orthopedic mattress creates comfortable sleeping conditions, and panoramic windows with mosquito nets allow you to enjoy a beautiful view without worrying about insects.

Additional benefits include a burglar alarm, providing an extra level of security.

The buyer is provided with a complete history of the apartment, including a design project, electrical diagrams and calculations, as well as photographic documentation of all hidden work.

#### **Apartment characteristics:**

- Plumbing: washbasin and toilet "Duravit", installation "Geberit" - German

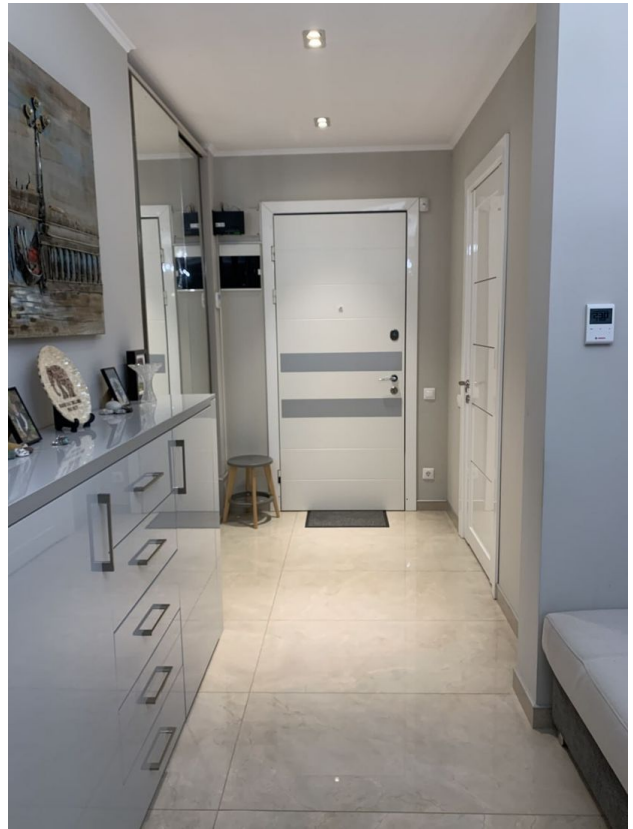
- All faucets for: washbasin, kitchen. sink, 2 faucets in the shower (ceiling-mounted "rain" and manual), hygienic shower-toilet (the entire hidden faucet mechanism is built into the wall), German - "Hansgrohe" and "Grohe"
- Household appliances: built-in oven, hood over the stove, built-in microwave oven, 2-circuit gas boiler, with additional possibility of removal, inside the apartment, temperature control panel - all Bosh
- Built-in washing machine, equipment. Air conditioner AR 18, two TVs (including one 4K, 125 cm diagonal) – Samsung;
- Large 2-chamber Japanese Hitachi refrigerator, height 1.9 m.
- Combined gas-electric. hob "Gorenje" - Italy
- Electrical installation products (sockets, switches, circuit breakers, etc.) from the German company ABB
- Large kitchen with work surface made of natural materials. granite countertop – 4.2 linear meters. and granite apron - 2.7 linear meters. , with MDF facades
- Large wardrobes with mirrored fronts in the living room and bedroom
- Bed for 2 people, 1.8 m wide, with a lifting mechanism and storage space underneath, Turkish orthopedic mattress "Izbiryatak", made using
- Viscostar technology (memory effect)
- Marble window sills - 12.5
- Curtains on all windows

This apartment is the perfect combination of comfort, style and security, ideal for either own living or investment.

**Information updated: 27.03.2024**

## **Photo gallery**









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