

# BARNES

INTERNATIONAL REALTY | CÔTE BASQUE

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Exceptional flat with panoramic views

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SELLING PRICE : €880,000

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EMAIL : [DONOSTIA@BARNES-INTERNATIONAL.COM](mailto:DONOSTIA@BARNES-INTERNATIONAL.COM)

SOLE AGENCY

2, place Bellevue  
64200 Biarritz



PHONE : +34 689 66 13 22  
[donostia@barnes-international.com](mailto:donostia@barnes-international.com)

23, Boulevard Victor Hugo  
64500 Saint-Jean-de-Luz

278, Avenue du Touring Club  
40150 Hossegor

Camino Kalea, 1  
20004 San Sebastián

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## DESCRIPTION

Exceptional apartment with panoramic views in the prestigious Urumea building designed by renowned architect Rafael Moneo, located on the coveted Ramon Maria Lili promenade.

The 75m<sup>2</sup> house, located on the 4th floor, includes a bright and spacious living room with views of the city, a functional kitchen, a separate dining room, 1 bedroom and 2 full bathrooms. Although the apartment is in a good condition, it could benefit from a renovation.

The property benefits from a perfect west orientation, which guarantees abundant natural light throughout the day. From its height, the apartment offers impressive panoramic views of the urban and natural landscape that surrounds the city, creating an atmosphere of serenity and beauty.

With a privileged position facing the river, the apartment has unbeatable location with direct access to a wide range of services and the city's dazzling beaches.

A unique opportunity in an urban environment emerged in the nature of San Sebastián.

# FEATURES

Type de bien:	Apartment	Surface:	74.0 m <sup>2</sup>	Terrain:	-
Charges:	€200.00	Périodicité des charges:	€0.00	Ascenseur:	Yes
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	-
NB de chambres:	1 bedroom	Honoraire à la charge:	from the seller		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : ? Not specified

Indice d'émission de gaz à effet de serre (GES) : ? kg CO<sub>2</sub>/m<sup>2</sup>.an

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