Apartment in sale a Parma Centro storico € 650.000 negotiable

Ref. A 179

164 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 4

BORGO REGALE, PROPONIANO EXCLUSIVE ATTIC APARTMENT OF 164 m2, on 2 levels, in class A4, served by a lift. The apartment is located on the 3rd and 4th floors (Unit 6).

Inside composed of:
3rd floor. (120 m2) entrance, large living area with kitchenette, 2 spacious double bedrooms of over 16 m2. walkable, comfortable bathroom.
An open staircase connects the upper floor, 4th floor, of 38 m2, consisting of the 3rd bedroom with bathroom, as well as a mezzanine of 12 m2.
Cellar in the basement, common cycle storage room on the ground floor.

PARMA, BORGO REGALE, in a typical nineteenth-century building, consisting of only 6 residential units, we offer an exclusive attic apartment, on 2 floors.

The building has been the subject of seismic improvements, energy efficiency and conservative renovation, with insulation of the internal perimeter walls. In the apartments close to delivery, there is the option to customize the finishes.
The rooms with comfortable heights defined by exposed wooden beams and overlooking the greenery offer peace and tranquility.
Among the elements of the specifications we highlight:
the entrance hall, the staircase of the building and the entrance thresholds of the apartments will be paved in Biancone marble; the external windows are in laminated wood, lacquered, with triple glazing and shutters, equipped with mosquito nets (excluding round windows) with double opening; the internal doors are of the lacquered type. The internal flooring is planned in brushed Iroko wood, pre-finished, in 1.50/1.80 m long strips. In the bathrooms, large-format porcelain stoneware is planned, 60x60 or 60x 120 cm. Systems: the heating will be centralized with independent metering of consumption relating to both heating and hot water. The system will be of the underfloor type (heating and cooling) with a ducted dehumidification system.
The boiler will be a heat pump with methane gas support. The building is equipped with a photovoltaic system of approximately 6KW which will serve the common areas.
The apartments are equipped with a video intercom, an alarm system for contact on the windows with provision for internal volumetric. The electrical system will have AVE sockets and plates, Domus series, Galassia Eden series white porcelain sanitary ware. The building will be served by a centralized TV antenna and satellite dish.

Certification

Energy Class: A4

Property details

Address: Borgo regale
Bedrooms: 3
Bathrooms: 2
Rooms: 4

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State of Preservation: Restored	**Level**: 4
Total Floor: 4	**Heating**: Central Heating with Counter
Lift: Yes	**Age Construction**: 1800
Kitchen: Kitchenette	

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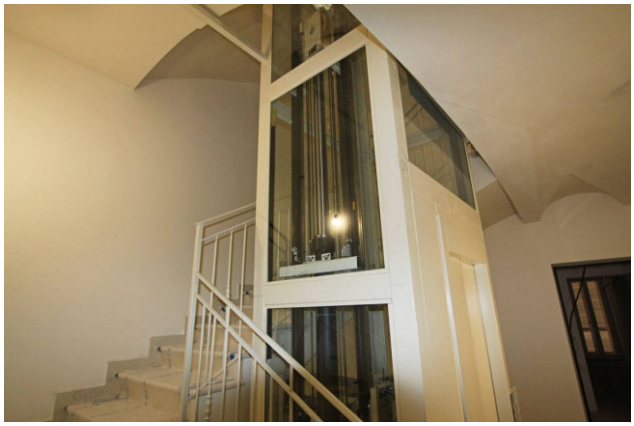

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