in
sale a Parma
Centro storico
€ 3.500.000
Ref. A 296



900 sq.m. | Bathrooms: 6 | Bedrooms: 9 | Rooms: 15

PARMA, WE OFFER AN ENTIRE RESTORED BUILDING WITH A LARGE INTERNAL COURTYARD, consisting of 5 residential units, for a total surface area of approximately 900 m2.
The property is spread over several levels and includes:
n° 3 residential apartments:
a prestigious 265 m2 apartment, located on the main floor, currently in an advanced state of unfinished work;
two apartments, arranged on two levels and completely finished, of 121 m2 and 175 m2 respectively.
No. 2 commercial premises, located on the ground floor.
4 rooms used as cellars, located in the basement.
N.. **1 garage, with a total surface area of 40 m2.**
A spacious property with diverse spaces and multiple potential uses, ideal both as a real estate investment and for residential and commercial development projects.

PARMA, GRAVEL SQUARE.
Just steps from the Pilotta Monumental Complex and the Lungoparma promenade, in the heart of the historic center, stands “Il Palazzetto,” an elegant, fully restored 19th-century building where the charm of history meets the comfort and sophistication of contemporary living.

A residence of exceptional charm, restored to its former glory through meticulous restoration, preserving its architectural identity and enhancing every detail. Here, memories of the past harmoniously blend with authentic materials, sophisticated finishes, and cutting-edge technological solutions, creating a uniquely evocative space.

A PLACE WITH A SOUL
The value of the "Palazzetto" extends far beyond its architecture and the quality of its restoration. Its walls hold a history of generosity, sensitivity, and a deep connection to the city. It is home to the Anna Mattioli Foundation, born from the vision and values of a person who believed in the centrality of the individual, the power of shared projects, and the value of solidarity. This presence gives the property a special identity, making it not just a prestigious residence, but a place with a soul, deeply rooted in the history of Parma and open to the future.

THE PRIVILEGE OF IMAGINING YOUR OWN FUTURE
The “Palazzetto” represents a rare opportunity for those who recognize the value that lies beyond the architecture and location.
A property with character, capable of offering multiple interpretations and transforming into an exclusive project, to be lived in and customized according to one's vision.
An extraordinary residence for those who wish to experience the charm of the historic center; a prestigious, representative residence for those seeking a place that expresses identity and distinction; or a refined hospitality destination, capable of hosting a high-end hospitality project. A proposal that appeals to even the most discerning investors, those who consider real estate not simply an asset to be owned, but a value to be preserved and developed over time.

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THE CHARM OF HISTORY, THE COMFORT OF CONTEMPORANEITY

The renovation project has given the building a new lease of life, combining respect for its historical identity with high standards of energy efficiency and living comfort.

The property has achieved energy efficiency class A and is equipped with state-of-the-art systems. Attention to detail is evident in every material chosen.

The underground spaces are particularly evocative, where the memory of the site resurfaces through the old foundry and cellars, enhanced by the restoration of the original terracotta floors, vaults, and historic walls. This project successfully restored the value of the material, preserving the traces of time and the authenticity of the original architecture.

A HERITAGE TO PRESERVE. A FUTURE TO IMAGINE.

In the historic heart of Parma, "Il Palazzetto" is much more than a property: it is a fragment of the city's history, a place rich in identity, and a rare opportunity to give shape to a personal and distinctive project. A home steeped in history, yet waiting to be reinterpreted by those who recognize its value.

Because true luxury is not just owning a prestigious place, but having the privilege of choosing what to do with it.

Certification

Energy Class: A1

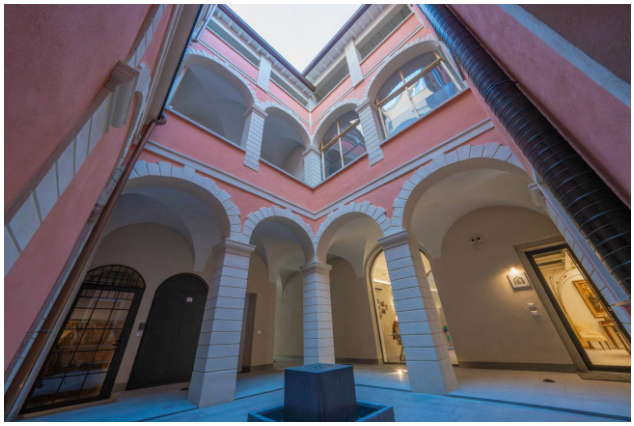
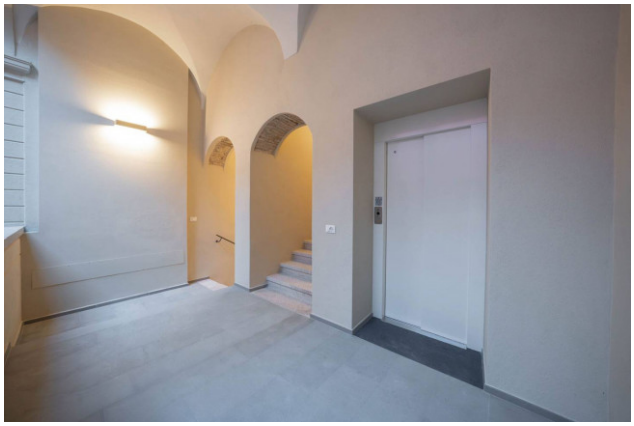
Property details

Address: piazza ghiaia	**Bedrooms**: 9
Bathrooms: 6	**Rooms**: 15
State of Preservation: Restored	**Level**: Multi-Storey
Total Floor: 3	**Heating**: Heating
Age Construction: 1800	**Kitchen**: Regular Kitchen

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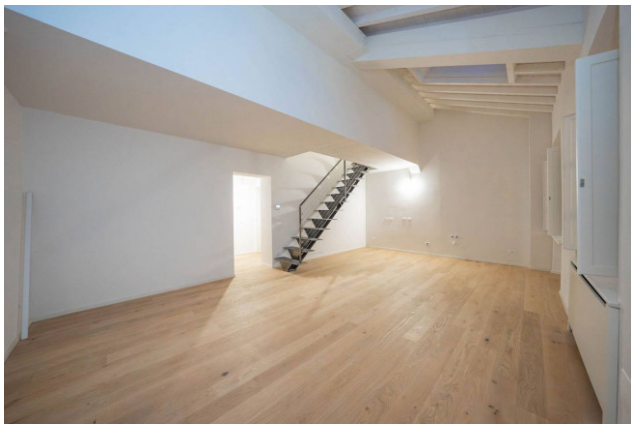







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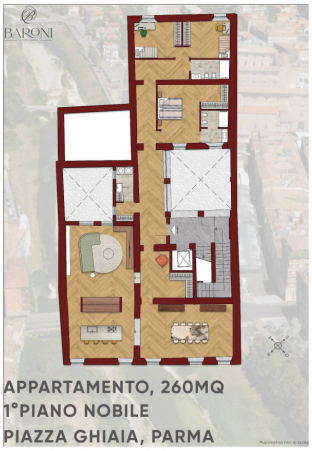




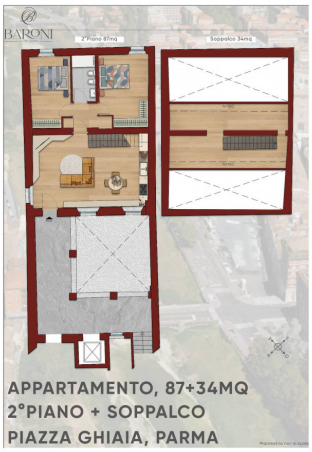












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