

**in sale a Verona**  
**San Zeno**  
**€ 800.000**  
**Ref. ABZ-N04**



**145 sq.m. | Bathrooms: 3 | Bedrooms: 3 | Rooms: 4**

SAN ZENO ABBEY - TWO-LEVEL APARTMENT

N04 - In a new, prestigious project in the heart of San Zeno, a few steps from Piazza Corrubbio and the Basilica, two-level apartment with garden.

The property comprises on the ground floor a garden with independent entrance, large living area with open kitchen, laundry room and bathroom with window. The sleeping area, on the first floor, includes a bright double bedroom with en-suite bathroom, two single bedrooms (or study), third bathroom with window and terrace.

The cellar is included in the sale price, while the garages can be purchased separately in the basement starting from 55,000 euros.

The building complex is equipped with the best anti-seismic and energy saving technologies through reinforced concrete and steel structures, insulating coverings, also in wood, and high-performance wood/aluminium windows. The heating is underfloor with a heat pump, independently adjustable. VMC system with heat recovery. Interiors with oak floors, suspended sanitary ware, showers with minimum thickness ceramic tray, Class 4 armoured doors, matt white lacquered interior doors with anti-noise gasket and concealed hinges. Electrical systems from the Bticino Living Now series that can be transformed into Smart. Alarm system provision. Irrigation system for private gardens. Electronically controlled blackout or micro-filtering curtains. External lighting of the common areas designed by Artemide.

Discover the other typologies available on [www.abbaziasanzeno.it](http://www.abbaziasanzeno.it) and [www.veronaimmobiliare.net](http://www.veronaimmobiliare.net)

## Certification

**Energy Class:** A4

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## Property details

**Address:** Via Del Bersagliere, 25

**Zip Code:** 37123

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**Bedrooms:** 3

**Bathrooms:** 3

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**Rooms:** 4

**State of Preservation:** Excellent

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**Level:** On two-levels

**Total Floor:** 2

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**Heating:** Heating

**Lift:** Yes

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**Age Construction:** 2024

**Balconies:** Present

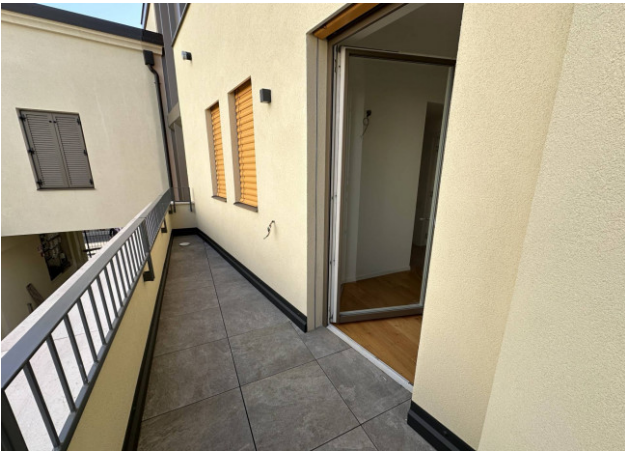
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**Garden:** Private

**Kitchen:** Exposed Kitchen

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**ABBAZIA**  
IMMOBILIARE

**Volksbank**  
IMMOBILIARE



**N04**

SUQ COMMERCIALE 145 mq  
 APPARTAMENTO 135 mq  
 GIARDINO 47 mq

TERRAZZA 7,8 mq  
 CANTINA 7,8 mq  
 PAVI CONCRETO 2,7 mq

