

in sale a Parma Cittadella Price on Application Ref. A 113



230 sq.m. | Bathrooms: 3 | Bedrooms: 4 | Rooms: 9

PARMA, CLASSICITY AND ELEGANCE IN A REALM OF PRIVACY AND FUNCTIONALITY.

EXCLUSIVE APARTMENT located on the 5th floor, measuring 230 m2. inside composed of:

representative entrance with wardrobe, important living room overlooking the corner loggia, study. Large eat-in kitchen with office. The sleeping area is divided into 2 areas. The first sleeping area is dedicated to the master bedroom overlooking the large corner loggia, two bathrooms with window. Other sleeping area: 2 double bedrooms, bathroom, large room used as a laundry area, possibly usable as a maid's room. Possibility to purchase the furnished property. Cellar.

Single garage at the price of €50,000.00 plus the price of the apartment.

Ordinary condominium expenses equal to €3,600/3800.00 per year.

PARMA, CITTADELLA, Via ITALO PIZZI, located in one of the most sought-after and sought-after areas of the city, we offer an exclusive apartment on the top floor, in dialogue with the most slender branches of the Cittadella.

It dominates the city from above and lives in the reserved silence of a nest of exemplary refinement.

Everything is taken care of down to the most intimate details which make this home perfect and functional from every point of view.

The meticulous renovation has given rise to elegant and technically impeccable style choices.

The large spaces are divided into livable and practical environments which from the entrance lead to the large living room, the kitchen and the two separate sleeping areas equipped respectively with two bedrooms and two bathrooms.

The office door slides to outline a small world within a larger one: an intimate and intimate environment, embraced by the volumes kept by the wooden bookcase and crossed by the light that filters discreetly from the large window.

The light colors are the dominant note of the rooms joined together by a classic and refined style that uses hints of ochre to embellish the details.

All the false ceilings hide the neon lights which filter the light with discretion and soft delicacy. The numerous spotlights positioned in the apartment design artfully created areas of light to define the character of the spaces. Like those on the floor on the balconies, capable of creating the impression of a convivial and functional place that offers the pleasure of living in open spaces in the heart of the city.

Each bedroom has its own outdoor space which is a continuation of the interior due to the care that characterizes it in the wooden finishes and furnishings.

The attention to detail particularly characterizes the system part of the apartment with the volumetric anti-theft device split into the living and sleeping areas, the piped music in all the rooms, the concealed heating and cooling pump and a general control panel that allows you to manage each room separately. The windows of the windows are tempered, the boxes of the electric shutters are insulated and there is an internal telephone system that connects the rooms.

All the furniture is made to measure, designed for its practicality and functionality which makes them indispensable protagonists of daily life: sliding, retractable, thought out and designed in every detail. Even sofas, curtains and beds are the work of a single skilled hand capable of modeling a leitmotif with soft lines. The silk taffeta frames the windows and diffuses a golden aura that echoes in the details of the boiserie that surrounds the walls and the false ceilings.

The parquet on the floors warms the environment and the marble in the bathrooms makes them welcoming and elegant moments of well-being.

Each piece of furniture expresses a perfect placement of classic value and confirms tasteful choices.

Maria Cristina Bonati

Certification

Energy Class: D

Property details

Address: via pizzi

Bedrooms: 4

Bathrooms: 3

Rooms: 9

State of Preservation: Excellent

Level: 5

Heating: Central Heating

Lift: Yes

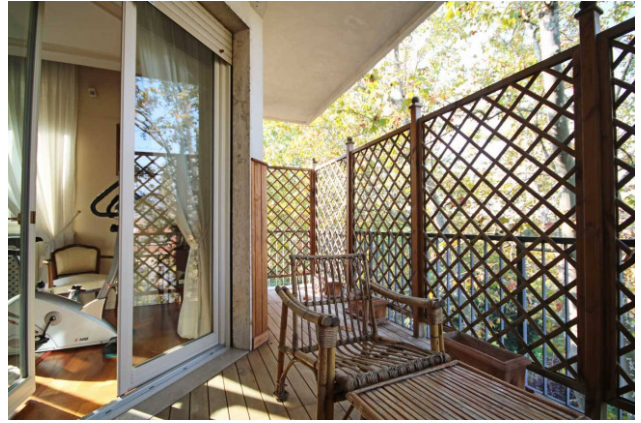
Age Construction: 1965

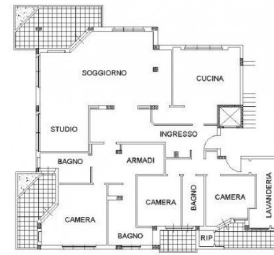
Building Costs: € 316

Terrace: Present

Kitchen: Regular Kitchen

Box: Single





Pianta piano quarto
H=300 cm



CERTIFICAZIONE ENERGETICA Regione Emilia-Romagna

1. DATI DELL'IMMOBILE
 Comune: PARMA
 Indirizzo: Via dei Papi, 3
 Piano: -botanico - 4
 Coordinate Geo: 44° 44' 7903 LONG 10° 03' 283
 Proprietario: 09231 S.C. S. R. 00207000284
 Destinazione d'uso: F1 (F1) Abitazioni civili e nuclei a residenza a carattere continuativo

2. DATI GENERALI
 Tipologia dell'immobile: Unità immobiliare
 N. unità immobiliari di cui è composto l'edificio: 1
 Finalità dell'APE: Perseguito di proprietà e compravendita
 Zona climatica: 1
 Anno di costruzione (approssimativo): 1960

3. SISTEMI ENERGETICI PRESENTI

4. PRESTAZIONI ENERGETICHE GLOBALI E DETTATE AFFIDATE
 La presente scheda fornisce le prestazioni energetiche globali non ottenibili in funzione del fabbricato e dei servizi energetici presenti, nonché la prestazione energetica del fabbricato, al netto del rendimento degli impianti presenti.

5. SINTESI

INVERNO **ESTATE**

CLASSE ENERGETICA
D
 EP g/area
145,32
 kWh/m² anno

SOGGETTO CERTIFICATORE **TENUTI PRIVATI**
 ORESI GEOM. MAZZINI MARCO
 ORESI GEOM. AREGGIANI MARCO

ATTESTATO DI PRESTAZIONE ENERGETICA 09231-583869-2024