in sale a Parma
Centro storico
€ 350.000
Ref. A 181



91 sq.m. | Bathrooms: 1 | Bedrooms: 1 | Rooms: 2

BORGO REGALE, we offer a bright 91m2 apartment, with balcony, located on the 1st floor, in class A4, served by a lift. (Unit 3).
Inside composed of:
entrance, large living area, overlooking the balcony facing Borgo Regale, kitchen area with kitchenette. Sleeping area: comfortable double bedroom overlooking the balcony, bathroom (without window).
Cellar in the basement, common cycle storage on the ground floor.

PARMA, BORGO REGALE, in a typical nineteenth-century building, consisting of only 6 residential units, we offer a welcoming and bright apartment with a balcony overlooking the village, located on the 1st floor.

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 balcony overlooking the village, the old exposed wooden beams, the brushed Iroko floor with slats, the large lacquered French windows, enhance and illuminate the rooms, making them elegant and exclusive.
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

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external windows and doors are made of 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 in brushed, pre-finished Iroko wood, in planks of length 1.50/1.80 m. Large-format porcelain stoneware is provided in the bathrooms, 60x60 or 60x120 cm. System: 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 video intercom, alarm system for contact on windows with predisposition. for the internal volumetric. The electrical system will have AVE sockets and plates, Domus series, white porcelain bathroom fixtures, Galassia Eden series. The building will be served by a centralized TV antenna and satellite dish.

Certification

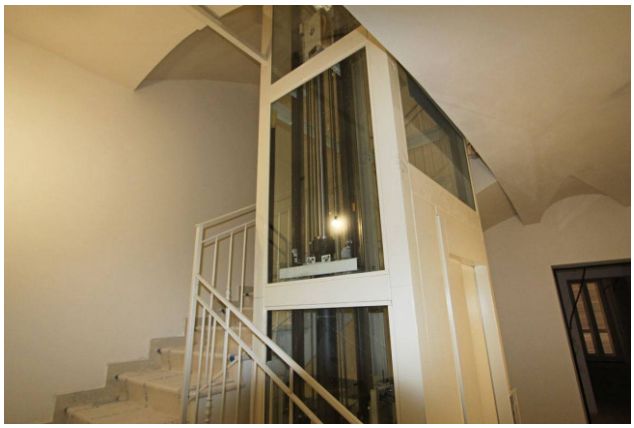
Energy Class: A4

Property details

Address: Borgo regale	**Bedrooms**: 1
Bathrooms: 1	**Rooms**: 2
State of Preservation: Restored	**Level**: 1
Total Floor: 4	**Heating**: Central Heating
Lift: Yes	**Age Construction**: 1800
Balconies: Present	**Kitchen**: Exposed Kitchen

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Partner of L'Immobiliare.com | Parma
Strada XXII Luglio, 38 - Parma (PR) - Phone number +39 0521/533841
parma@limmobiliare.com - https://www.limmobiliare.com/en
VAT 07629100962







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