

in sale a Parma
Centro storico
€ 450.000
Ref. A 182



113 sq.m. | Bathrooms: 2 | Bedrooms: 2 | Rooms: 3

BORGIO REGALE, WE OFFER an elegant apartment located on the 2nd floor of 113 m2, served by a lift, class A4 (unit 5).

Inside composed of: entrance, generous living room overlooking with 2 large windows on Borgo Regale, kitchen area, with kitchenette. Sleeping area: double bedroom, twin bedroom, two bathrooms, one of which has a window. Cellar in the basement and shared bike storage on the ground floor.

PARMA, BORGIO REGALE, in a typical 19th century building, consisting of only 6 residential units, we offer an elegant apartment on the 2nd floor.

The welcoming, well-defined spaces, the old exposed wooden beams, the designer finishes, give a formal elegance to the whole. The building has undergone seismic improvement, energy efficiency and conservative renovation works, with a coat on the internal perimeter walls.

In the apartments close to delivery, there is the option to customize the finishes.

Among the elements of the specifications, the following are highlighted:

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 the round windows) with double opening; the internal doors are of the lacquered type.

The internal flooring is planned in brushed lino-wood prefinished, in 1.50/1.80 m long planks. In the bathrooms, large-format porcelain

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stoneware is planned, 60x60 or 60x 120 cm. Systems: the heating will be centralized with independent metering of consumption for both heating and hot water. The system will be of the floor type (heating and cooling) with a ducted dehumidification system. The boiler will be a heat pump with a methane gas support. The building is equipped with a photovoltaic system of approximately 6KW that 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: 2

Bathrooms: 2

Rooms: 3

State of Preservation: Restored

Level: 2

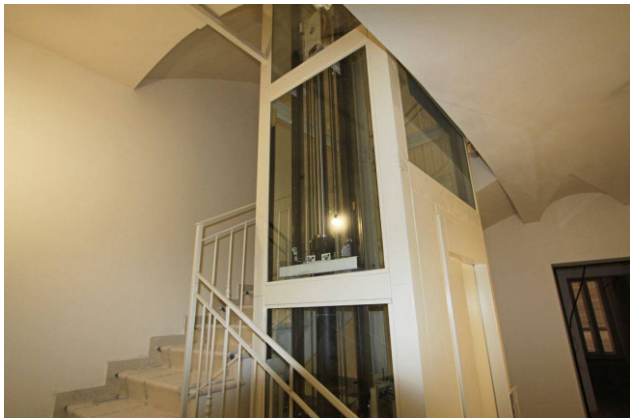
Total Floor: 4

Heating: Central Heating with Counter

Lift: Yes

Age Construction: 1800

Kitchen: Exposed Kitchen



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