in sale a Parma
Centro storico
€ 170.000
Ref. A 180



39 sq.m. | Bathrooms: 1 | Bedrooms: 1 | Rooms: 1

BORGO REGALE, WE OFFER AN ELEGANT STUDIO FLAT of 39 m2, located on the ground floor, in class A4, unit 1.
Inside composed of: large open-space room with kitchenette, overlooking Borgo Regale with 2 large windows, small hallway/bathroom and bathroom. Ideal as a home and/or for investment use
Shared cycle storage on the ground floor.

PARMA, BORGO REGALE, in a typical 19th century building, consisting of only 6 residential units, we offer an elegant studio flat.
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 round windows) with double opening; the internal doors are of the lacquered type. The internal flooring is planned in brushed Iroko wood, pre-finished, in 1.50/1.80 m long strips. In the bathrooms, large-format porcelain stoneware is planned, 60x60 or 60x 120 cm.
Systems: the heating will be centralized with independent accounting of consumption for both heating and hot water. The system will

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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 about 6KW that will serve the common areas. The apartments are equipped with a video intercom, alarm system for contact on the windows with provision for the 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	**Zip Code**: 43121
Bedrooms: 1	**Bathrooms**: 1
Rooms: 1	**State of Preservation**: Restored
Level: Ground Floor	**Total Floor**: 4
Heating: Central Heating	**Lift**: Yes
Age Construction: 1800	**Kitchen**: Exposed Kitchen

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