

in sale a Parma
Centro storico
€ 330.000
Ref. A 178



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

BORGO REGALE, WE OFFER A BRIGHT MINI-APARTMENT on 2 levels, WITH A SMALL POCKET TERRACE, (unit 4), in class A3, served by a lift.

Inside composed of:

2nd floor (53 sq. m.): entrance, large living area overlooking the internal garden with 2 large windows, kitchenette, bathroom and closet. An open staircase connects the upper 3rd attic floor, of 31 sq. m. consisting of a wonderful pocket terrace of about 5 sq. m. and an open space attic room, equipped with a window.

(The apartment is registered as a studio flat.)

Cellar in the basement.

Shared cycle storage.

PARMA, BORGO REGALE, in a typical 19th century building, consisting of only 6 residential units, we offer a bright mini-apartment with a modern design.

The building has undergone seismic improvement, energy efficiency and conservative restoration work, with insulation 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 metering of consumption for 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 a 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 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: A3

Property details

Address: Borgo Regale

Bedrooms: 1

Bathrooms: 1

Rooms: 2

State of Preservation: Restored

Level: 2

Total Floor: 4

Heating: Central Heating

Lift: Yes

Age Construction: 1800

Terrace: Present

Kitchen: Exposed Kitchen



