

in sale a Parma
Centro storico
€ 450.000
Ref. A 220



195 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 4

WE OFFER A BRIGHT 195 SQM APARTMENT, LOCATED ON THE 5TH AND TOP FLOOR, served by a lift.

Inside it consists of: entrance, large living room with balconies overlooking the historic center, generously sized eat-in kitchen followed by a study with loggia. Sleeping area: two comfortable double bedrooms and a single bedroom adaptable to a study, all overlooking the balconies, two bathrooms with windows.

The property includes two covered parking spaces (for a total of 23 m2) at a total price of €30,000.00 and a cellar of 6 m2.

Energy Class awaiting certification.

PARMA, HISTORICAL CENTER, in a well-kept building built in the 80s, we offer an elegant apartment with a classic feel, located on the top floor, in perfect condition.

Once you cross the threshold, you enter a large entrance that welcomes you with a sober and refined elegance, enhanced by the harmonious contrast between the white doors with a refined design and the warm tones of the walls.

Two openings branch off from this space: one, located frontally, leads to the living area; the other, on the right, introduces the sleeping area. Opening the door that gives access to the living area, you are immediately enveloped in a large and bright environment, characterized by warm and welcoming colors. The true protagonist of this space is the breathtaking view: the majestic domes of the historic center of Parma stand out on the horizon, transforming into a living painting, which changes colors and suggestions as the seasons change, increasing its timeless charm over time.

On the horizon, the dome of Parma Cathedral, the church of San Giovanni and the church of San Francesco rise gracefully, three Renaissance jewels that silently tell the artistic greatness of a city that has become a symbol of beauty in the world.

From the living room, a passage opens towards a modern, large and bright kitchen, where two large windows let the daylight in like an embrace, enveloping the room in a warm, welcoming and lively atmosphere.

From the living area, an elegant corridor leads to the sleeping area, an oasis of tranquility that welcomes two large and bright double bedrooms, together with a third versatile room, ideal as a single bedroom or as an intimate study where you can cultivate passions and thoughts. To complete the comfort, two spacious and refined bathrooms. All the bedrooms overlook a large terrace, a natural extension of the interior spaces, perfect for enjoying the light, the open air and moments of authentic well-being.

A timeless masterpiece, where HISTORY, ART and ELEGANCE define the identity of a residence designed for those who know how to appreciate the privilege of uniqueness.

Among the finishing materials, the following stand out:

the external window frames in white aluminum with double glazing, the marble flooring, the lacquered doors by Garofoli, equipped kitchen by SCIC.

Ordinary condominium expenses, equal to €3,000/00 per year, including administrator, heating, ordinary expenses including cleaning, etc.

Certification

Energy Class: D

Property details

Address: via emilio casa, 11

Bedrooms: 3

Bathrooms: 2

Rooms: 4

State of Preservation: Excellent

Level: 5

Total Floor: 5

Heating: Central Heating

Parking: Carport

Lift: Yes

Age Construction: 1980

Building Costs: € 250

Balconies: Present

Kitchen: Regular Kitchen





