

in sale a Parma
San Lazzaro
€ 330.000
Ref. A 245



94 sq.m. | Bedrooms: 2 | Rooms: 3

ELEGANCE ON 2 LEVELS, TERRACES AND MODERN COMFORT.

IN A NEWLY BUILT BUILDING WE OFFER A REFINED 94 SQM APARTMENT, ARRANGEMENT ON 2 LEVELS, SERVED BY A ELEVATOR, in class A 4.

Inside composed of:

2nd Floor: The entrance opens onto a bright living area with kitchenette, embellished by large windows overlooking a generous loggia, perfect for relaxing moments outdoors.

A comfortable hallway leads to the tastefully finished bathroom with window. An open staircase leads to the sleeping area on the upper floor (registered as attic space).

Third floor: features two spacious double bedrooms, one with direct access to the large loggia. A second bathroom and a convenient laundry/storage area complete the floor.

A cellar and convenient garage located in the basement complete the property.

The garage fee of €25,000.00 must be added to the price of the apartment. The owner is considering selling the furniture.

Technical notes: the apartment is registered as a studio flat.

PARMA - WHITE HOUSE ROAD.

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In one of Parma's most sought-after areas, rich in greenery and close to all amenities, in a newly built, well-populated building with just a few units, guaranteeing privacy and tranquility, we offer a bright two-story apartment.

The living space, enhanced by spacious and comfortable loggias, is the ideal choice for those seeking modern comforts, well-distributed spaces, and a quality lifestyle.

The large sliding glass windows flood the living area with natural light, creating a harmonious connection between interior and exterior. The loggias, finished with glass parapets and equipped with awnings, enhance the livability of the outdoor spaces, perfect for relaxing or entertaining in any season.

Particular attention was paid to the choice of materials and finishes: elegant wooden plank flooring, designer lacquered doors, high-performance windows with double glazing and mosquito nets. The property is completed by high-end systems, including underfloor heating and cooling, a volumetric alarm system, a water softener, and a video intercom.

In the sleeping area, the wooden ceilings with exposed beams create a warm and refined atmosphere, further enhancing the elegance of the rooms.

A home designed for those who love to live every day surrounded by light, quality, and harmony, just minutes from the heart of the city yet immersed in a peaceful and private setting.

Certification

Energy Class: A4

Property details

Address: Via Casa Bianca

Bedrooms: 2

Rooms: 3

State of Preservation: Excellent

Level: 2

Total Floor: 3

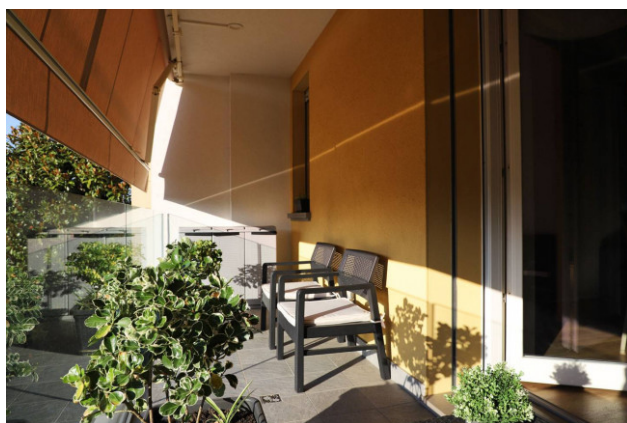
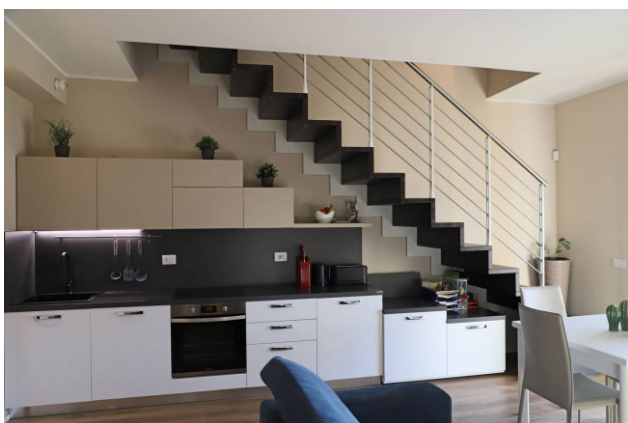
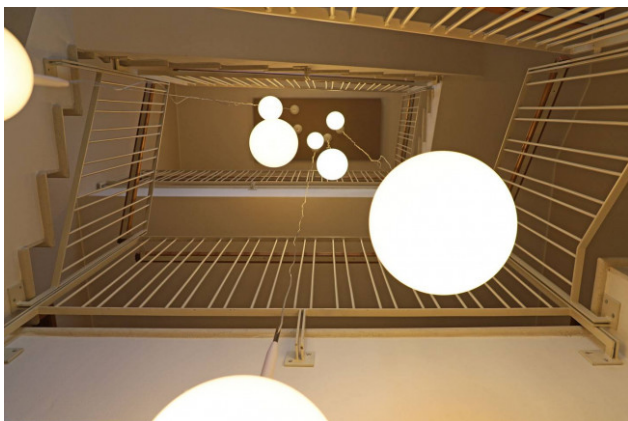
Heating: Heating

Lift: Yes

Age Construction: 2020

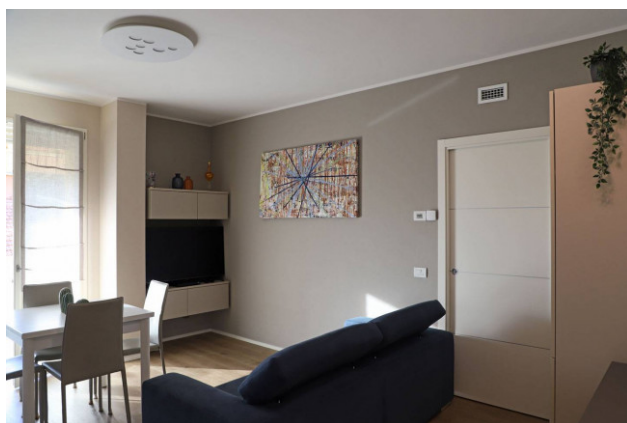
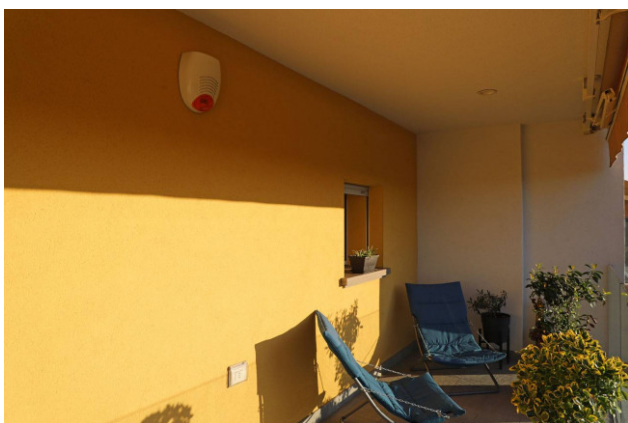
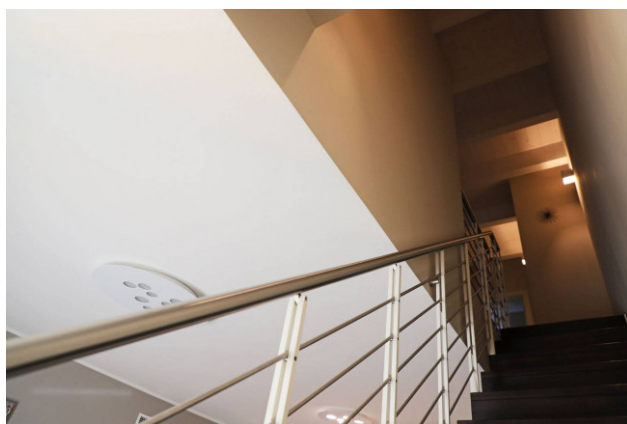
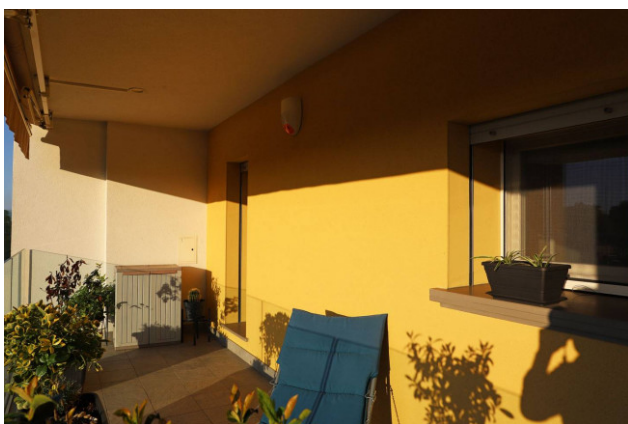
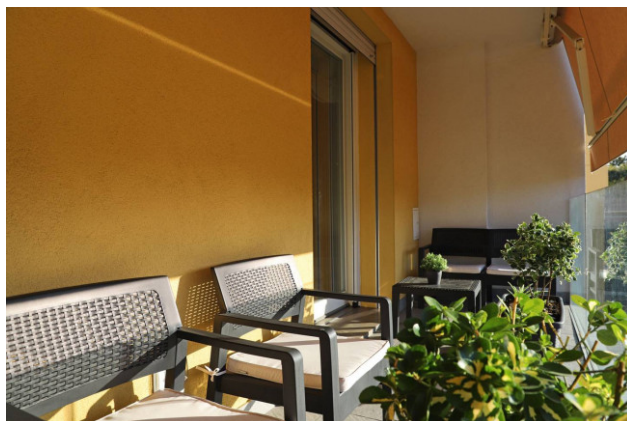
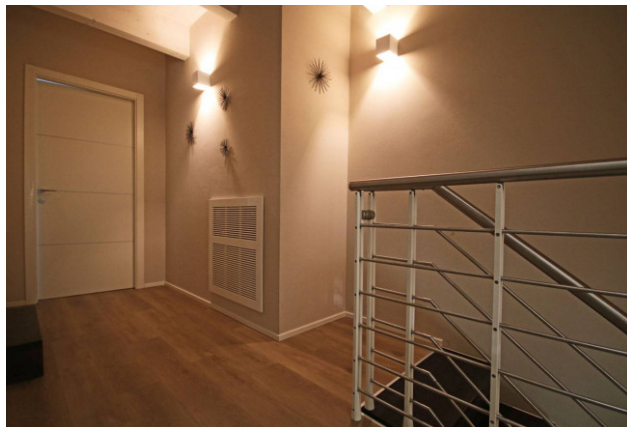
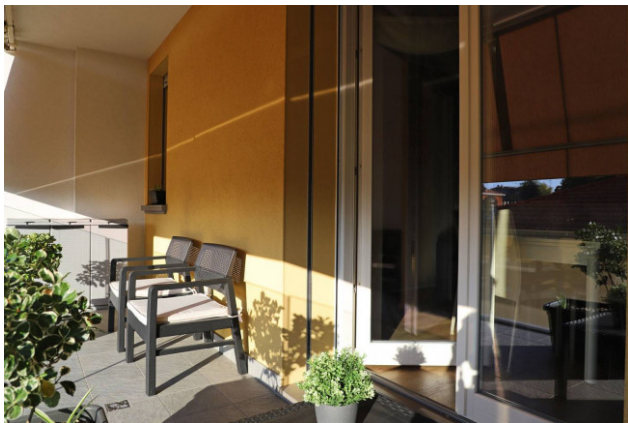
Kitchen: Kitchenette

Box: Single



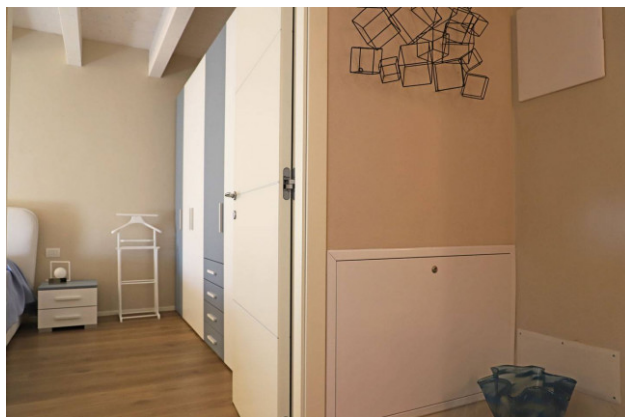
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