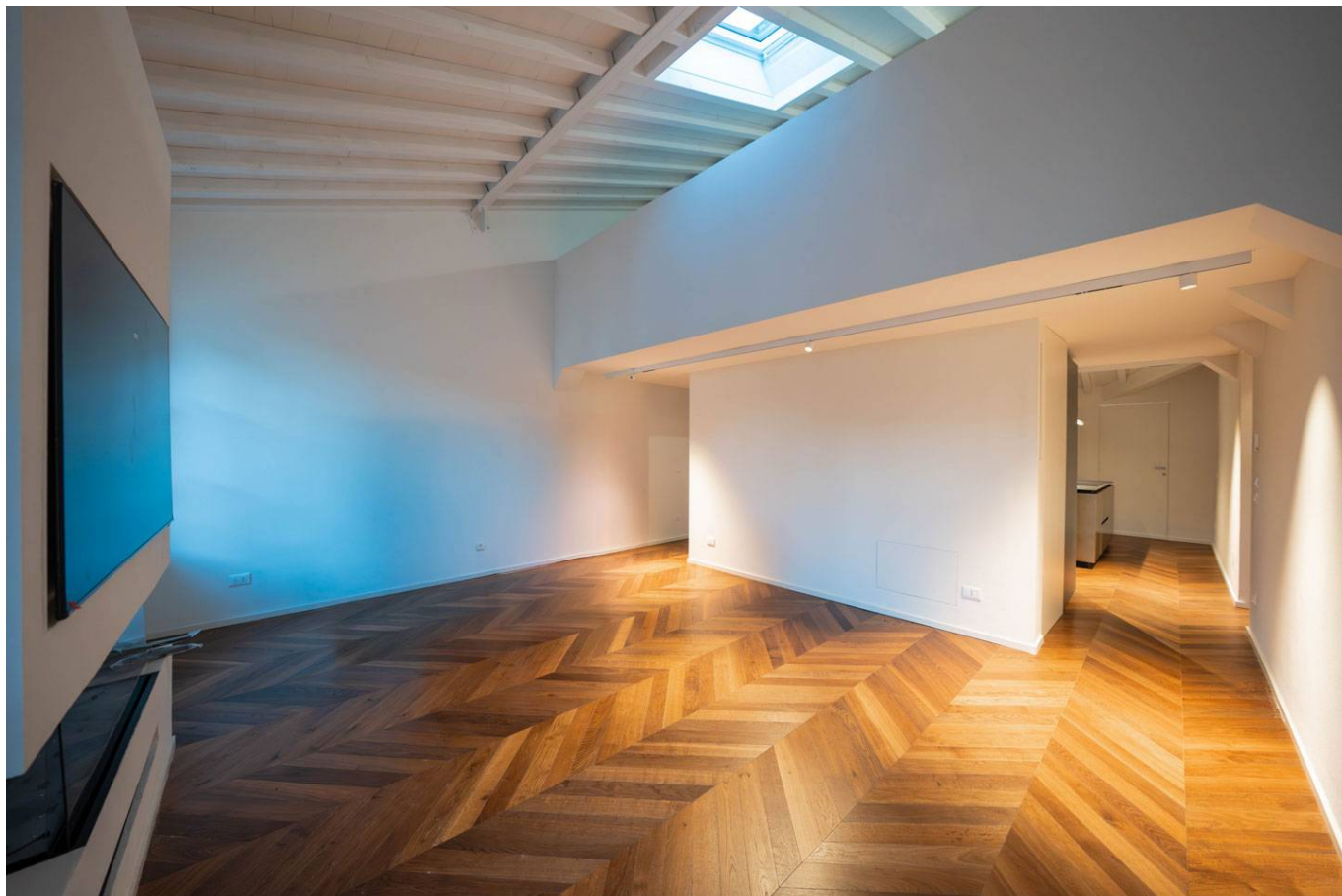


in sale a Parma
Centro storico
€ 620.000
Ref. B 110



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

IN A PERIOD BUILDING WITH ONLY 3 RESIDENTIAL UNITS, WE OFFER A REFINED RESTORED APARTMENT of 155 sq m, located on the 2nd floor, in addition to a large mezzanine, never inhabited, in class A1.

Inside composed of:

2nd floor, 144 sq m: the entrance leads to a large, bright, and spacious living area, enhanced by large windows overlooking Piazza Ghaia.

The living area is completed by a generously sized, fully equipped eat-in kitchen and a bathroom with window.

An elegant hallway leads to the sleeping area, consisting of two spacious double bedrooms, designed for comfort and privacy, and a large bathroom with a window. A dramatic open staircase, with a contemporary iron frame, leads to the mezzanine level above.

3rd floor mezzanine 32 m2: charming open space, extremely bright and versatile, perfect as a third bedroom, private study or multipurpose room.

The property includes a 14m2 cellar in the basement.

PARMA, GRAVEL SQUARE.

Inside a prestigious period building, recently and finely restored, a residence of rare elegance has taken shape, never lived in, where the charm of history blends harmoniously with a refined and timeless contemporary style.

The spacious and bright rooms are enhanced by walnut-colored wood floors laid in a herringbone pattern, which draw the eye and lend continuity and warmth to the spaces. The light-colored wall surfaces and ceilings with white-painted wooden beams create an airy and sophisticated atmosphere, enhanced by the natural light that envelops every room.

The house is designed to offer a truly comfortable living experience in every season, with discreetly integrated modern solutions for everyday well-being. The elegant, high-performance white wood window frames contribute to an excellent quality of living and a pleasant sense of tranquility.

The fully finished bathrooms stand out for their sophisticated design: large, light-colored surfaces, marble-effect wall tiles in a delicate baby blue shade, warm veining, and contemporary details create intimate spaces with a refined and relaxing character.

The apartment is offered partially furnished, with high-quality custom-made solutions: a hideaway kitchen with a central island, designed to elegantly integrate into the living area, a wall unit dedicated to relaxation, and custom-made wardrobes in the bedrooms, combining functionality and aesthetics.

An exclusive residence, embodying a new way of living in the historic center: authentic, refined, and profoundly contemporary, in the most prestigious heart of Parma.

Certification

Energy Class: A1

Property details

Address: piazza ghiaia, 21

Bedrooms: 3

Bathrooms: 2

Rooms: 4

State of Preservation: Restored

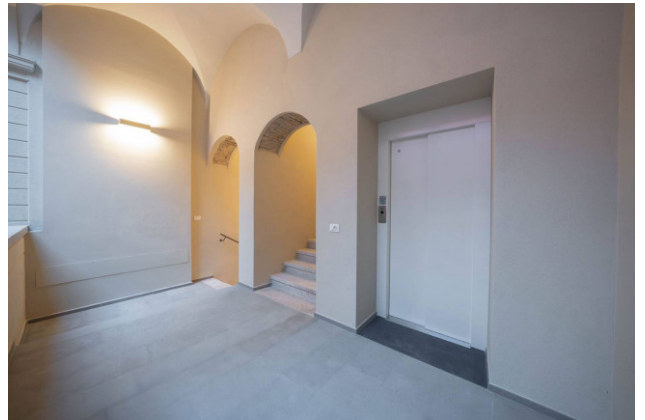
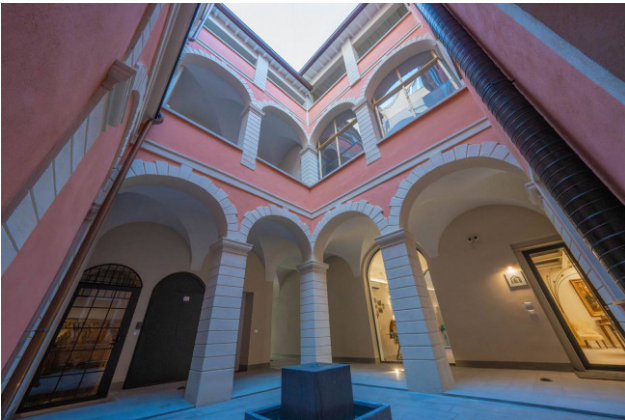
Level: 2

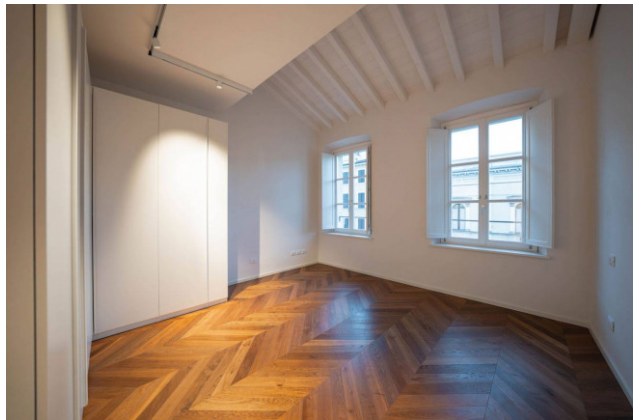
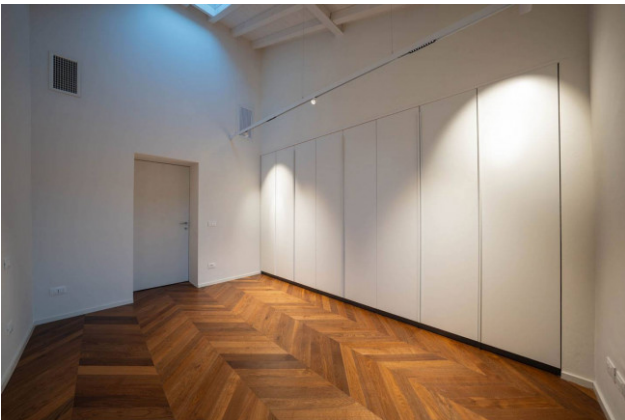
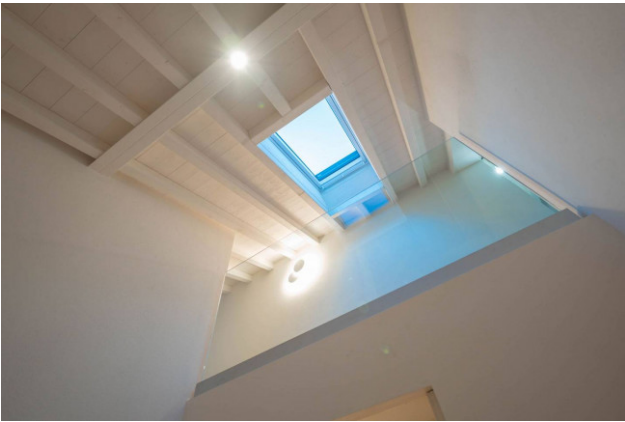
Total Floor: 3

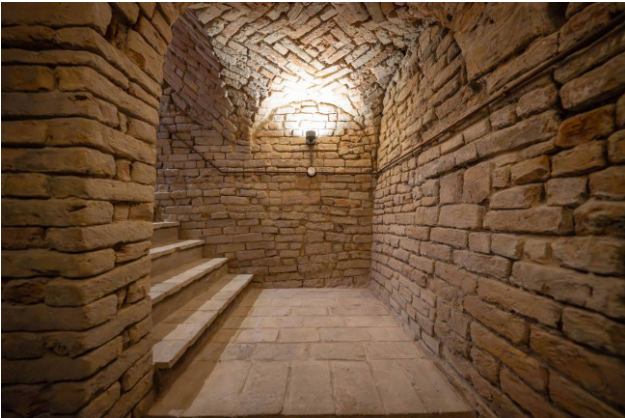
Heating: Heating

Age Construction: 1800

Kitchen: Regular Kitchen









APPARTAMENTO, 144+32MQ
2°PIANO + SOPPALCO
PIAZZA GHIAIA, PARMA