

in sale a Parma
Centro storico
€ 420.000
Ref. B 111



104 sq.m. | Bathrooms: 1 | Bedrooms: 2 | Rooms: 3

IN A PERIOD BUILDING, WE OFFER AN EXCLUSIVE 104 sq m APARTMENT on the 2nd floor. Featuring a spacious mezzanine, it offers harmonious and well-arranged spaces and boasts class A3 energy efficiency. Inside, it comprises:

On the 2nd floor of 87.10 sq m, the entrance leads to a large and bright living area with an open kitchen, ideal for welcoming and living everyday life in style.

The sleeping area includes two bedrooms, one double and one single, as well as a bathroom with a window. A comfortable open staircase elegantly connects to a mezzanine area.

The 34m2 mezzanine area presents itself as a refined open space, perfect as a study, hobby area or multipurpose space.

The property includes a 9m2 cellar located in the basement.

PARMA, GRAVEL SQUARE.

Prestigious period building, completely restored, where history and modernity meet.

In an exclusive setting comprising just three residential units, we offer for sale an apartment that strikes a perfect balance between period charm and contemporary comfort.

The spaces are designed for elegant city living: underfloor heating envelops every room in uniform warmth, while the ducted system

ensures freshness, dehumidification, and well-being in every season.

Precious details define the atmosphere: the white solid wood internal windows, combined with satin-finish aluminum handles, harmoniously interact with the latest-generation external windows, with triple glazing and silver aluminum handles, ensuring brightness, privacy, and optimal insulation.

The living and sleeping areas exude timeless elegance: natural oak plank floors, laid with orthogonal joints, plastered and white-painted walls, and ceilings with white wooden beams create warm and refined spaces, where every detail is designed to accommodate everyday life with style.

The bathroom, finished with superior materials, combines design and functionality: sand-colored matte stoneware up to two meters high, white wall-hung sanitary ware, and a modern shower complete a space where well-being and beauty coexist harmoniously.

A unique apartment, where the charm of history blends with the most sophisticated modernity, ready for those seeking elegance, comfort, and uniqueness.

Certification

Energy Class: A3

Property details

Address: piazza ghiaia, 21

Bedrooms: 2

Bathrooms: 1

Rooms: 3

State of Preservation: Restored

Level: 2

Total Floor: 3

Heating: Heating

Lift: Yes

No Barriers: Yes

Age Construction: 1800

Kitchen: Exposed Kitchen







