

in sale a Parma
Pablo - Prati Bocchi - Osp. Maggiore
€ 260.000
Ref. A 263



98 sq.m. | Bathrooms: 2 | Bedrooms: 2 | Rooms: 3

THE PLEASURE OF IMMEDIATELY FEELING AT HOME, AMONG MODERN COMFORT AND DOMESTIC WARMTH.

In a building with a lift, we offer a bright, fully renovated 98 sq m apartment on the fourth floor, ideal for those seeking welcoming, functional, and move-in ready living.

The entrance opens onto a large, bright living room with an open-plan kitchen, a convivial and modern space, perfect for everyday life and for hosting friends and family.

A comfortable corridor leads to the sleeping area, consisting of a double bedroom with en suite bathroom, a second double bedroom overlooking a lovely balcony, a main bathroom and a practical laundry area, ensuring comfort and organisation of the space. A welcoming living solution where style and functionality meet to make you feel truly at home from the moment you arrive.

The property includes a cellar and a garage for rent at €100.00 per month.

Ordinary condominium fees amount to €2,500.00 per year, including heating, water, elevator, cleaning of common areas, administrator's fees, and condominium insurance.

Bee in progress.

PARMA, A few steps from the historic Porta di San Francesco-built in the mid-13th century, when the area was inhabited by nobles "opposed to power"-and the area now known as Barriera Bixio, until a few years ago home to a lively and renowned local market, we offer for sale an elegant three-room apartment of approximately 100 square meters, completely renovated in 2025.

The property is located in a residential area characterized by tree-lined avenues and side streets surrounded by greenery, ideal for those who want to live in a convenient area without sacrificing tranquility.

The apartment has been transformed thanks to a meticulous renovation by a renowned Parma architect, who enhanced the spaces through a new internal layout and a refined color palette. The lilac, pale yellow, green-gray, and light gray hues harmonize with the beveled oak plank floors and the textured, stone-effect porcelain stoneware tiles in light and dark gray. The result is an elegant, bright, and welcoming space, conveying a pleasant feeling of home from the moment you enter. All materials and finishes are very recently installed.

The entrance, protected by a security door, opens onto a spacious and bright living area, characterized by the continuous beveled oak flooring. The walls in the entryway alternate shades of dark green/grey, lilac, and very light yellow, while in the living room, a lilac wall contrasts with the other pale yellow walls, creating a warm and contemporary chromatic balance. A convenient storage room with off-white walls completes the area.

The sleeping area features two bedrooms with beveled oak flooring and off-white plaster walls. The master bedroom has an ensuite windowless bathroom finished with dark gray porcelain stoneware flooring and wall tiles, up to 1.3 meters high. The shower area features floor-to-ceiling tiles, with two dark gray stoneware walls and a 60x120 cm light gray decorative wall. The walls are painted light gray, in keeping with the chosen materials.

The second bathroom, with window, features light gray porcelain tile flooring with an elegant oak insert in the center. The wall tiles, which match the floor, extend up to 1.3 meters, reaching 2.4 meters in the shower area. The walls are painted a refined green-gray hue.

The exterior windows are state-of-the-art white PVC with triple glazing and PVC shutters; the French window in the double master bedroom also features the same features. The white wooden interior doors are finished with satin silver handles.

All systems have been completely redone and certified according to current regulations.

The property is pre-wired for air conditioning, an electric boiler, and an alarm system. Central heating is provided, with a natural gas boiler and thermostatic valves on individual radiators. The property also features a video intercom.

A move-in ready home, ideal for those seeking a contemporary home in one of the city's most sought-after areas, where history, greenery, and amenities blend seamlessly.

Property details

Address: via abba, 6

Bedrooms: 2

Bathrooms: 2

Rooms: 3

State of Preservation: Restored

Level: 4

Total Floor: 5

Heating: Central Heating

Lift: Yes

Age Construction: 1965

Balconies: Present

Kitchen: Exposed Kitchen





