Partner of L'Immobiliare.com | Parma
Strada XXII Luglio, 38 - 43121 Parma
Phone number +39 0521/533841

in sale a Sorbolo Mezzani
€ 590.000
Ref. D 104



255 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 8

"L' OASI DEL BOSCO GREEN HOME" WE OFFER EXCLUSIVE DETACHED VILLAS WITH LARGE GARDEN, POSSIBLE SWIMMING POOL, in class A4 NZEB, SURROUNDED BY GREENLAND.
The villas arranged on 2 levels are composed of:
On the ground floor (115 m2), an entrance leads us, unfiltered, into the large living area, characterised by the double volume, with an open kitchen equipped with a central island, ideal for everyday life and moments of conviviality.
An open-plan solution overlooking a charming portico, allowing for seamless integration between the interior and exterior spaces. The sleeping area features a double bedroom, a single bedroom, and a bathroom. The floor also features practical utility spaces, including a laundry room, utility room, and storage room.
The first floor (85 sq m) features the elegant master suite, comprising a double bedroom with en suite bathroom and walk-in closet. Also on the same level is a spacious mezzanine overlooking the living room, which provides plenty of light and spaciousness to the rooms, as well as a convenient attic.

The property also includes a 30 sq m double garage and a private garden of approximately 600 sq m, an ideal space for outdoor relaxation, with the possibility of building a swimming pool.

PARMA NORTH, IN SORBOLO,
In a central, green and quiet location, surrounded by nature, we offer for sale 4 exclusive single-family villas in class A4-NZEB (Nearly Zero Energy Building), located in the new residential bio-district called "L'Oasi del Bosco Green Home".

This information contained on this page/document is purely indicative and does not constitute a contractual element.
Furthermore, reproduction without authorization is prohibited.

This is a modern housing project, designed to offer comfort, high construction quality, and maximum attention to environmental sustainability.

The complex will be completely fenced and equipped with a single external driveway and pedestrian access. Each villa will also be surrounded by its own private driveway and pedestrian gate, ensuring security and privacy.

The homes, designed according to green building principles, will feature a load-bearing wooden structure and state-of-the-art systems. This construction system ensures reliability and rapid construction, high levels of living comfort, low energy consumption, and a reduced environmental impact. Every detail has been carefully considered to combine architectural aesthetics and spatial functionality, offering bright, welcoming spaces perfectly organized for the family's needs.

The project represents a new concept of living, oriented towards a nearly zero-impact green model, where technology, nature, and comfort coexist in perfect balance. The private outdoor spaces and secluded residential setting make these solutions ideal for those seeking tranquility without sacrificing the convenience of amenities.

The high-quality specifications include high-quality finishes and a wide range of customization options for spaces and materials, making each home unique and perfectly suited to the tastes and needs of its future owners.

The villas are built with a structure of laminated wood beams and pillars; the perimeter walls are equipped with external insulation, while the roof is insulated, ventilated, and breathable. The wood used in the construction comes exclusively from certified and sustainably managed forests.

The exterior windows are made of anthracite gray PVC, equipped with triple seals and double glazing; there are also external folding sunshades with motorized horizontal slats made of Hella aluminum alloy. The front door is class 3 burglar-proof, the interior doors are hollow-core, laminated, and flush with the wall, while the garage is equipped with a motorized sectional door.

The heating and cooling system is a heat pump with controlled mechanical ventilation, equipped with an IRSAP AIR EASY CLIMA system that can also be managed remotely; the air-to-water heat pump is a Vaillant Arotherm Plus brand. The system is supported by photovoltaic panels with power up to 6 kW, complete with a hybrid inverter.

The interior floors are wood-effect or concrete-effect porcelain stoneware, while the exterior floors are stone-effect or concrete-effect porcelain stoneware. The electrical system features B-Ticino Living Now series plates and sockets and is equipped with an alarm system, wired windows, ultra-broadband fiber optic connection, satellite and digital terrestrial cable TV reception, video intercom system, and an automated driveway gate.

There is also the option of custom designing the interior furnishings and lighting fixtures, with solutions already available.

The structure of the villas has already been built and can be viewed by appointment at the construction site.

The complete documentation and specifications are available at our offices.

Certification

Energy Class: A4

Property details

Address: Via Di Vittorio	**Bedrooms**: 3
Bathrooms: 2	**Rooms**: 8
State of Preservation: Excellent	**Level**: Multi-Storey
Total Floor: 2	**Heating**: Heating
Age Construction: 2026	**Garden**: Private
Kitchen: Exposed Kitchen	**Box**: Double

The information contained on this page/document is purely indicative and does not constitute a contractual element.
Furthermore, reproduction without authorization is prohibited.










The information contained on this page/document is purely indicative and does not constitute a contractual element.
Furthermore, reproduction without authorization is prohibited.

Partner of L'Immobiliare.com | Parma
Strada XXII Luglio, 38 - Parma (PR) - Phone number +39 0521/533841
parma@limmobiliare.com - https://www.limmobiliare.com/en
VAT 07629100962













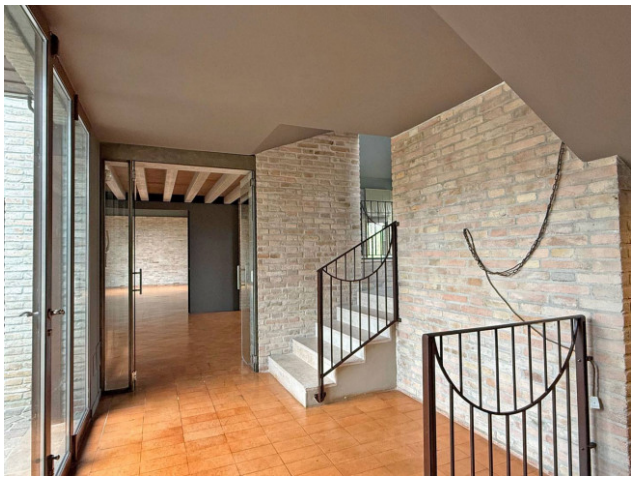


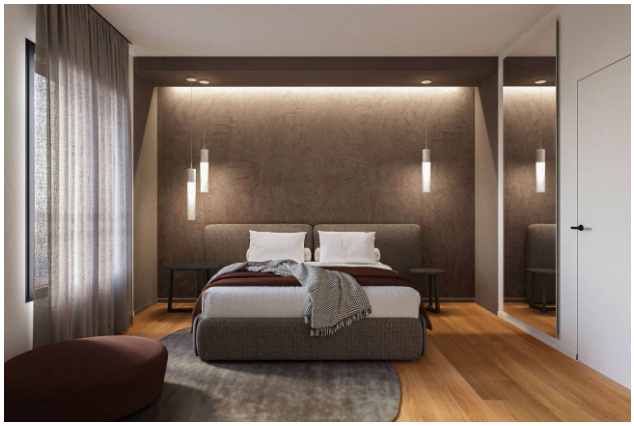


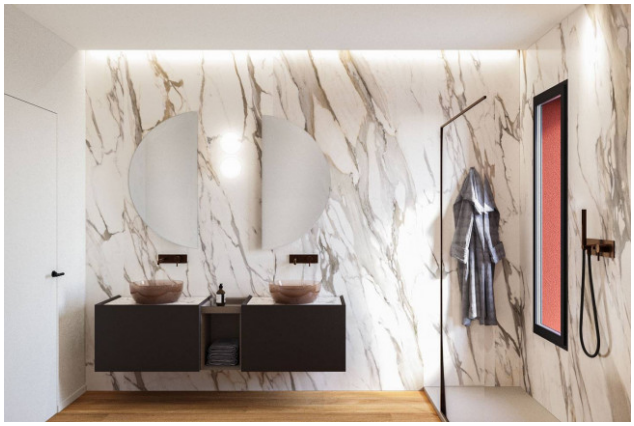
The information contained on this page/document is purely indicative and does not constitute a contractual element.
Furthermore, reproduction without authorization is prohibited.

Partner of L'Immobiliare.com | Parma
Strada XXII Luglio, 38 - Parma (PR) - Phone number +39 0521/533841
parma@limmobiliare.com - https://www.limmobiliare.com/en
VAT 07629100962

















The information contained on this page/document is purely indicative and does not constitute a contractual element.
Furthermore, reproduction without authorization is prohibited.

Partner of L'Immobiliare.com | Parma
Strada XXII Luglio, 38 - Parma (PR) - Phone number +39 0521/533841
parma@limmobiliare.com - https://www.limmobiliare.com/en
VAT 07629100962













The information contained on this page/document is purely indicative and does not constitute a contractual element.
Furthermore, reproduction without authorization is prohibited.

Partner of L'Immobiliare.com | Parma
Strada XXII Luglio, 38 - Parma (PR) - Phone number +39 0521/533841
parma@limmobiliare.com - https://www.limmobiliare.com/en
VAT 07629100962