

in sale a Parma
Cittadella
€ 960.000
Ref. A 270



230 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 5

WE OFFER A REFINED 2-LEVEL APARTMENT measuring 200 sq m + 60 sq m of OPEN-AIR TERRACE, IDEAL FOR THOSE LOOKING FOR EXCLUSIVITY, PRIVACY, AND BRIGHT SPACES.

Inside composed of:

Fifth floor: The entrance opens onto a spacious open-plan living room, adorned with a fireplace and overlooking the glazed veranda and balcony, which provide natural light and an elegant continuity between interior and exterior. The sleeping area features two double bedrooms: one with a private bathroom and the other with a walk-in closet. A comfortable open staircase, with an iron frame and wooden treads, connects the upper floor with style and lightness.

6th floor: large and bright studio overlooking the wonderful 60 m² terrace, ideal for relaxing outdoors or entertaining guests. Completing this level is the third double bedroom with private bathroom and a second service terrace.

The property comes with a double garage in length at the price of €70,000.00, in addition to the price of the apartment.

Bee in progress.

Ordinary condominium fees of €6,000/00 per year include heating, hot and cold water, elevator, cleaning, and administrator.

Option to qualify for a €48,000 tax relief on part of the renovation, deductible over 10 years.

PARMA, In the most elegant and sought-after area of the Cittadella, on Viale Solferino, we offer an exclusive apartment completely renovated in 2026: a rare solution, ideal for those seeking generous spaces, large outdoor spaces, and a high

level of living comfort.

A home designed to be fully lived in, where natural light, a terrace, and quality finishes become distinctive elements.

Upon entering the front door, you're greeted by a large, bright and airy living room, enhanced by a fireplace that adds character and atmosphere. The high-quality, large-format parquet floors lend continuity, elegance, and warmth to every space.

The true highlight of the property is the extraordinary 60 sq m terrace: an exclusive space offering an open view, light, and a delightful sense of freedom. Perfect for enjoying al fresco moments in complete privacy, it lends itself to a lounge area, a dining area, a solarium, or a refined roof garden, transforming into a true private oasis overlooking the city.

The renovation, completed in 2026, encompassed every detail of the property, with particular attention to the quality of the materials and the meticulous finishing touches. The systems are state-of-the-art, and the windows, completely renovated with high-performance double glazing, ensure excellent thermal and acoustic insulation, contributing to the home's energy efficiency.

The apartment features wooden floors, air conditioning throughout, mosquito nets, a video intercom, and an induction cooktop. The lighting has been designed to enhance each room and create a welcoming atmosphere, while the choice of materials creates a refined and contemporary feel.

The property includes a concierge service available in the morning, from 8:30 to 13:00.

This residence represents the ideal choice for those who want not only to live, but to experience every day in an elegant, comfortable, and distinctive environment, immersed in discreet and timeless luxury.

Property details

Address: Viale Solferino

Bedrooms: 3

Bathrooms: 2

Rooms: 5

State of Preservation: Excellent

Level: 5

Total Floor: 6

Heating: Central Heating

Lift: Yes

Age Construction: 1970

Terrace: Present

Kitchen: Regular Kitchen





