

in sale a Parma € 290.000 Ref. A 178



68 sq.m. | Bathrooms: 1 | Bedrooms: 1 | Rooms: 2

BORGIO REGALE, WE OFFER A BRIGHT MINI-APARTMENT on 2 levels, WITH A POCKET TERRACE, (unit 4), in class A3, served by a lift.
Inside composed of:

Second floor (53 sq m): entrance hall, large living area with two large windows overlooking the internal garden, kitchenette, bathroom, and closet. An open staircase leads to the third floor, a 31 sq m attic, comprising a wonderful 5 sq m terrace and an open-plan attic room with a window.

(The apartment is registered as a studio flat.)

Cellar in the basement. Shared bicycle storage.

PARMA, BORGIO REGALE, in a typical 19th-century building, consisting of only 6 residential units, we offer a bright mini-apartment with a modern design.

The building has undergone seismic upgrades, energy efficiency improvements, and conservative renovations, including insulation on the internal perimeter walls. The apartments, which are close to being handed over, offer the option of customizing the finishes.

Among the elements of the specifications, the following are highlighted:

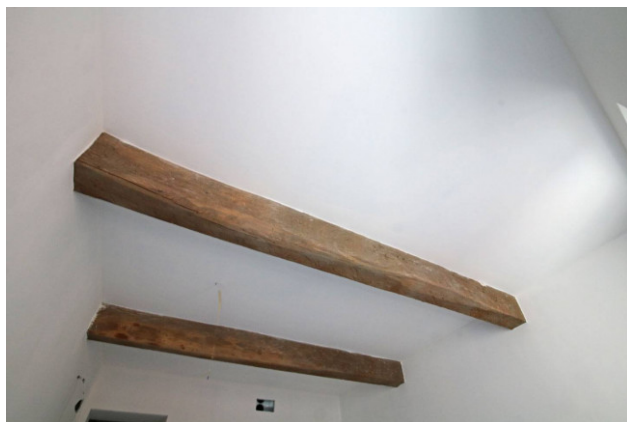
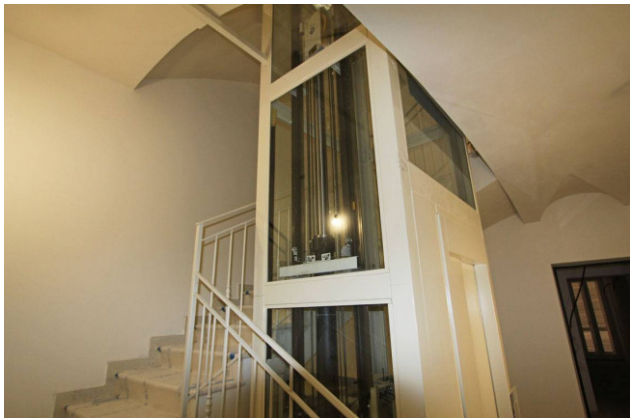
The entrance hall, the building's staircase, and the apartment doorsteps will be paved with Biancone marble; the exterior windows and doors are made of lacquered laminated wood with triple glazing and shutters, and equipped with mosquito nets (except for round

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windows) with double opening; the interior doors are lacquered. The interior flooring will be brushed, pre-finished Iroko wood, in 1.50/1.80 m long planks. The bathrooms will feature large-format porcelain stoneware tiles, 60x60 or 60x120 cm. Heating systems: Centralized heating with independent metering for both heating and hot water. The system will be underfloor heating and cooling, with a ducted dehumidification system. The boiler will be a heat pump with a natural gas backup. The building is equipped with an approximately 6 kW photovoltaic system that will serve the common areas. The apartments are equipped with a video intercom and an alarm system with contact on the windows and doors, with provision for internal volumetric monitoring. The electrical system will feature AVE Domus series sockets and plates, and Galassia Eden white porcelain sanitary ware. The building will be served by a centralized TV antenna and satellite dish.

Property details

Address: borgo regale	Bedrooms: 1
Bathrooms: 1	Rooms: 2
State of Preservation: Restored	Level: On two-levels
Total Floor: 3	Heating: Heating
Lift: Yes	Age Construction: 1900
Terrace: Present	Kitchen: Exposed Kitchen



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