

Vicenza - Vicenza (VI)

## Exclusive Design Loft with Garden View

Property ID: IT243551518



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**PURCHASE PRICE: 750.000 EUR • LIVING SPACE: ca. 249 m<sup>2</sup> • ROOMS: 6**

**Property ID: IT243551518 - 36100 Vicenza - Vicenza (VI)**

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## At a glance

Property ID	IT243551518	Purchase Price	750.000 EUR
Living Space	ca. 249 m <sup>2</sup>	Type	Loft Studio Atelier
Rooms	6	Total Space	ca. 259 m <sup>2</sup>
Bedrooms	3	Construction method	Solid
Bathrooms	2	Usable Space	ca. 249 m <sup>2</sup>
Year of construction	1800	Equipment	Guest WC, Garden / shared use

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## Energy Data

Type of heating	Single-storey heating system	Energy Certificate	Energy demand certificate
Power Source	Gas		

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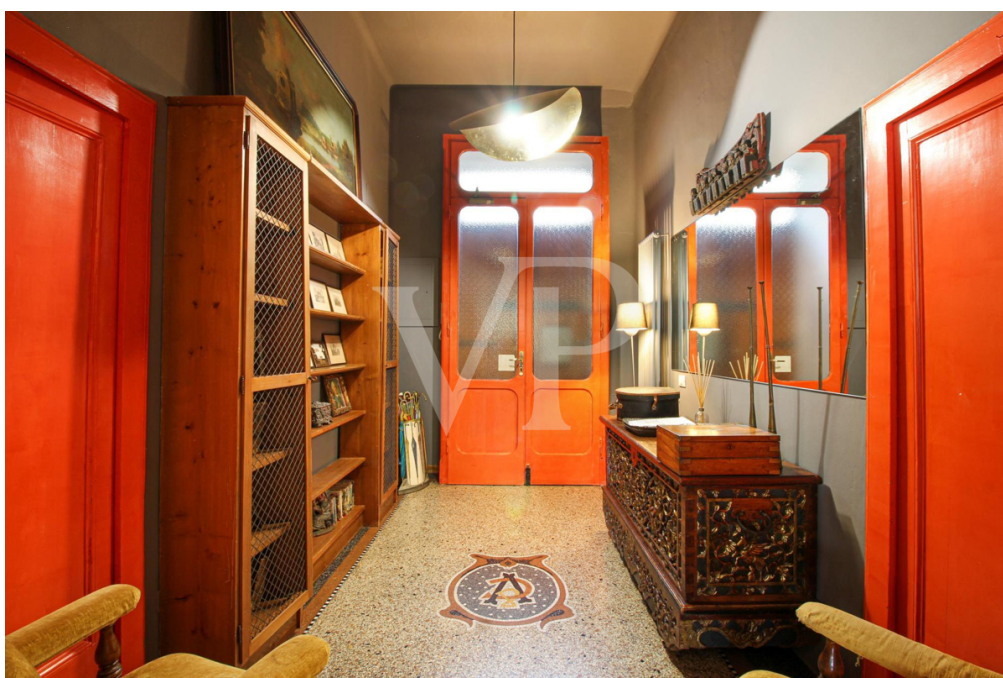
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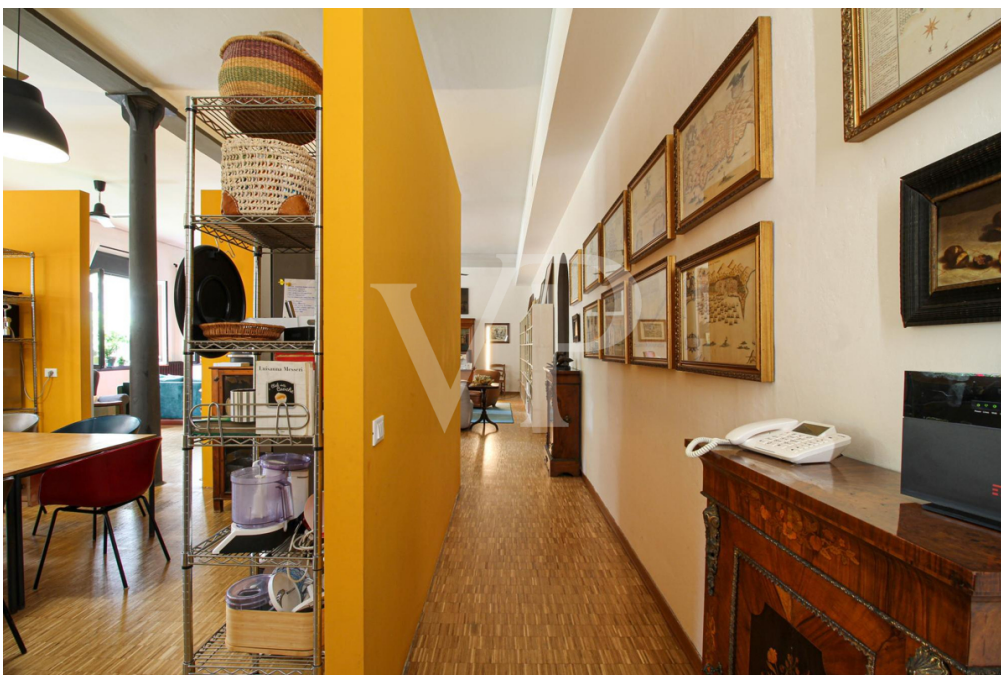
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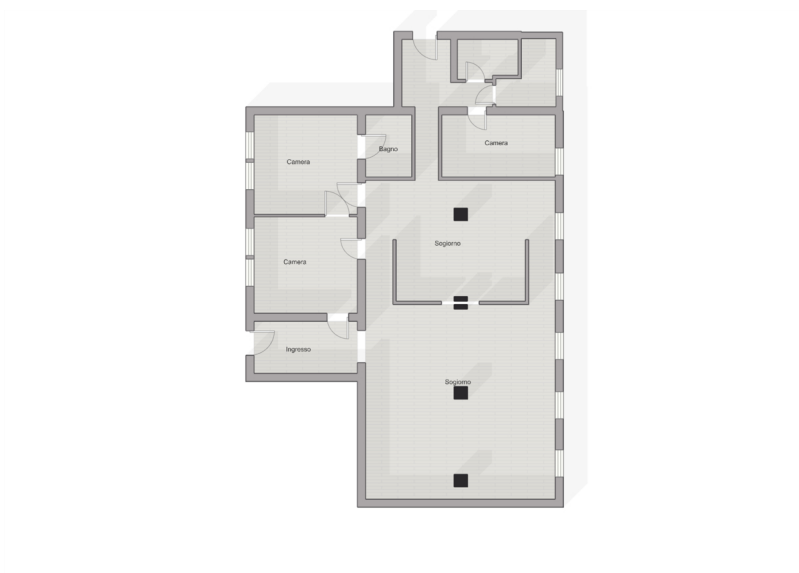
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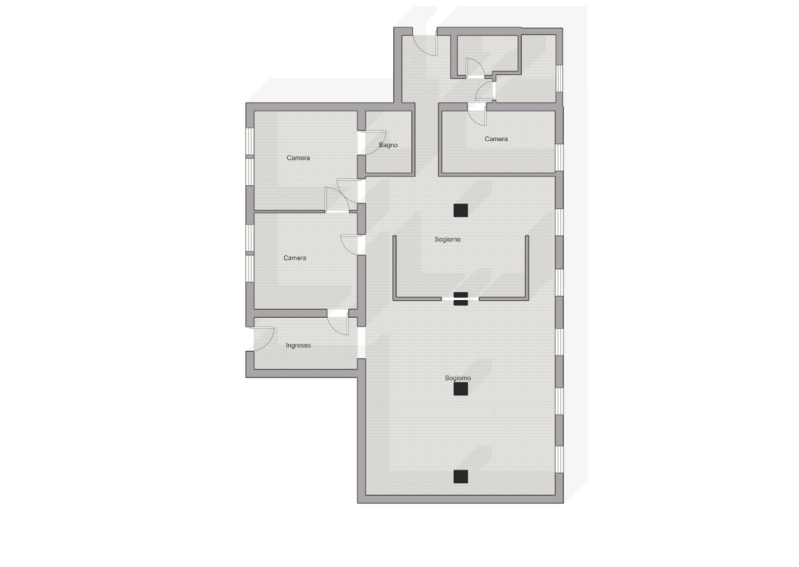
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## Floor plans





This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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## **A first impression**

**A loft with an authentic and surprising character, where industrial charm meets the elegance of a private residence in the heart of Vicenza.**

**A unique dwelling, developed entirely on one level, capable of combining spaciousness, architectural research and an extraordinary quality of natural light.**

**The large open-plan living room represents the soul of the house: a scenographic and refined environment, marked by original cast-iron columns and exposed metal beams that recall the aesthetics of New York lofts. The generous heights, large openings to the greenery and continuity of the spaces create a feeling of breath and harmony rare to find in the historic center.**

**The large windows directly overlook a magnificent private garden for public use, a true natural extension of the apartment: a quiet and reserved green oasis that gives privacy, brightness and a pleasant perception of living surrounded by greenery while being in the heart of the city.**

**The conversation area is developed in a fluid and sophisticated way, alternating lounges, custom bookcases and convivial spaces in a perfect balance between contemporary design and classic taste details.**

**Warm tones, sophisticated furnishings and ochre-colored architectural backdrops further enhance the depth of the rooms.**

**The kitchen, with its modern and essential character, blends naturally into the industrial-chic context of the home thanks to its steel surfaces, clean lines and bright garden openings.**

**The sleeping area retains the same aesthetic identity of the entire property: intimate and bright rooms, embellished with historic flavor windows and doors, original decorative details and an elegant and relaxed atmosphere. The bathrooms, completely revisited in a contemporary key, feature fine materials, large textured surfaces and minimal and refined design solutions.**

**Also of particular value is the entrance hall, scenic and refined, with original decorative flooring, lacquered doors with intense colors and a clever chromatic research that gives the home a strong stylistic identity.**

**The property is completed by a practical laundry room and a convenient garage in the basement, directly accessible by elevator: an extremely rare and valuable plus for a**

residence of this level in the center of Vicenza.

**An out-of-the-box dwelling, dedicated to those looking for authentic spaces, architecture, light and uniqueness, in one of the most fascinating locations of the city.**

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## **All about the location**

**From this loft it is possible to stroll directly into the most beautiful and elegant area of the city: Piazza dei Signori is in fact a 5-minute walk away: the location is perfect for enjoying the shopping area of the historic center, but at the same time you are in a very quiet area.**

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## Contact partner

**For further information, please contact your contact person:**

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*To the Disclaimer of von Poll Immobilien GmbH*

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