

Vicenza - Veneto

Last unit available with private garden in new A4 residence

Property ID: IT263551844_2



www.von-poll.com

PURCHASE PRICE: 385.000 EUR • LIVING SPACE: ca. 124 m²

Property ID: IT263551844_2 - 36100 Vicenza - Veneto

- **At a glance**
- **The property**
- **Energy Data**
- **Floor plans**
- **A first impression**
- **Details of amenities**
- **All about the location**
- **Other information**
- **Contact partner**

Property ID: IT263551844_2 - 36100 Vicenza - Veneto

At a glance

Property ID	IT263551844_2	Purchase Price	385.000 EUR
Living Space	ca. 124 m ²	Total Space	ca. 124 m ²
Bedrooms	3	Equipment	Garden / shared use
Bathrooms	2		
Year of construction	2027		

Property ID: IT263551844_2 - 36100 Vicenza - Veneto

Energy Data

Type of heating	Underfloor heating
Power Source	Air-to-water heat pump
Energy information	At the time of preparing the document, no energy certificate was available.

Property ID: IT263551844_2 - 36100 Vicenza - Veneto

The property



Property ID: IT263551844_2 - 36100 Vicenza - Veneto

The property



Property ID: IT263551844_2 - 36100 Vicenza - Veneto

The property



Property ID: IT263551844_2 - 36100 Vicenza - Veneto

The property



Property ID: IT263551844_2 - 36100 Vicenza - Veneto

The property



Property ID: IT263551844_2 - 36100 Vicenza - Veneto

The property



Property ID: IT263551844_2 - 36100 Vicenza - Veneto

The property



Property ID: IT263551844_2 - 36100 Vicenza - Veneto

The property



Property ID: IT263551844_2 - 36100 Vicenza - Veneto

The property



Property ID: IT263551844_2 - 36100 Vicenza - Veneto

The property



Property ID: IT263551844_2 - 36100 Vicenza - Veneto

A first impression

In a new and elegant residential context of only five units, we propose the last available solution with a private garden: a ground-floor apartment designed for those who want to live in a modern, efficient and functional home, with the increasingly rare privilege of an exclusive green space.

The dwelling is distinguished by a rational and well-organized interior distribution. The living area accommodates a large and bright living room with an open-space kitchen, a convivial and easily furnished room, ideal for daily life, receiving guests or enjoying relaxing moments with the family. The direct connection with the garden makes the living space even more pleasant, creating a natural continuity between indoors and outdoors.

The well separated sleeping area offers three comfortable bedrooms, perfect for a family, for those who want a dedicated guest room or for those who need a private study. The two bathrooms provide comfort and convenience, meeting the needs of a contemporary, well-designed home.

The real added value is the private garden, which embraces the home and is a natural extension of the house: a space to be enjoyed in the warm season, ideal for outdoor dining, moments of relaxation, children, pets or simply to enjoy the privacy of an exclusive green.

A cellar in the basement and a reserved parking space complete the property.

Delivery is scheduled for spring 2027. The property will be built in energy class A4, the highest level of efficiency, a guarantee of living comfort, energy savings, modern technologies and attention to the quality of living.

A particularly interesting proposal for those looking for a new, elegant and sustainable home, but especially for those who do not want to give up the pleasure of a private garden. An opportunity to seize now, being the last unit with garden still available.

Property ID: IT263551844_2 - 36100 Vicenza - Veneto

Details of amenities

**Apartment with high-level finishes, pvc window frames with low emissivity cavity.
Centralized system managed by heat pump for heating and hot water production, with the
contribution of a condominium photovoltaic system and cooling system.
Consumption calculated with single-unit plant management system.
Vmc for constant air exchange.**

Property ID: IT263551844_2 - 36100 Vicenza - Veneto

All about the location

The location completes the value of the proposal: an appreciated residential area of Vicenza, convenient to the historic center, the station, the university campus and the main services, but at the same time internal and sheltered from traffic. A location that combines practicality, tranquility and privacy.

Located in one of the most popular residential areas of Vicenza, convenient to the historic center and well served, the property enjoys a location that combines privacy and tranquility, as it is located on a closed-end street sheltered from traffic.

The area is well served by stores, schools, and green areas, as well as being close adjacent to the university campus, the new courthouse, and convenient to the train and bus station.

Property ID: IT263551844_2 - 36100 Vicenza - Veneto

Other information

Under construction with expected delivery in spring 2027, with the possibility to customize choices and finishes.

Property ID: IT263551844_2 - 36100 Vicenza - Veneto

Contact partner

For further information, please contact your contact person:

C.trà Porta Padova 132, 36100 Vicenza (VI) - IT

Tel.: +39 0444 317 652

E-Mail: vicenza@von-poll.com

To the Disclaimer of von Poll Immobilien GmbH

www.von-poll.com