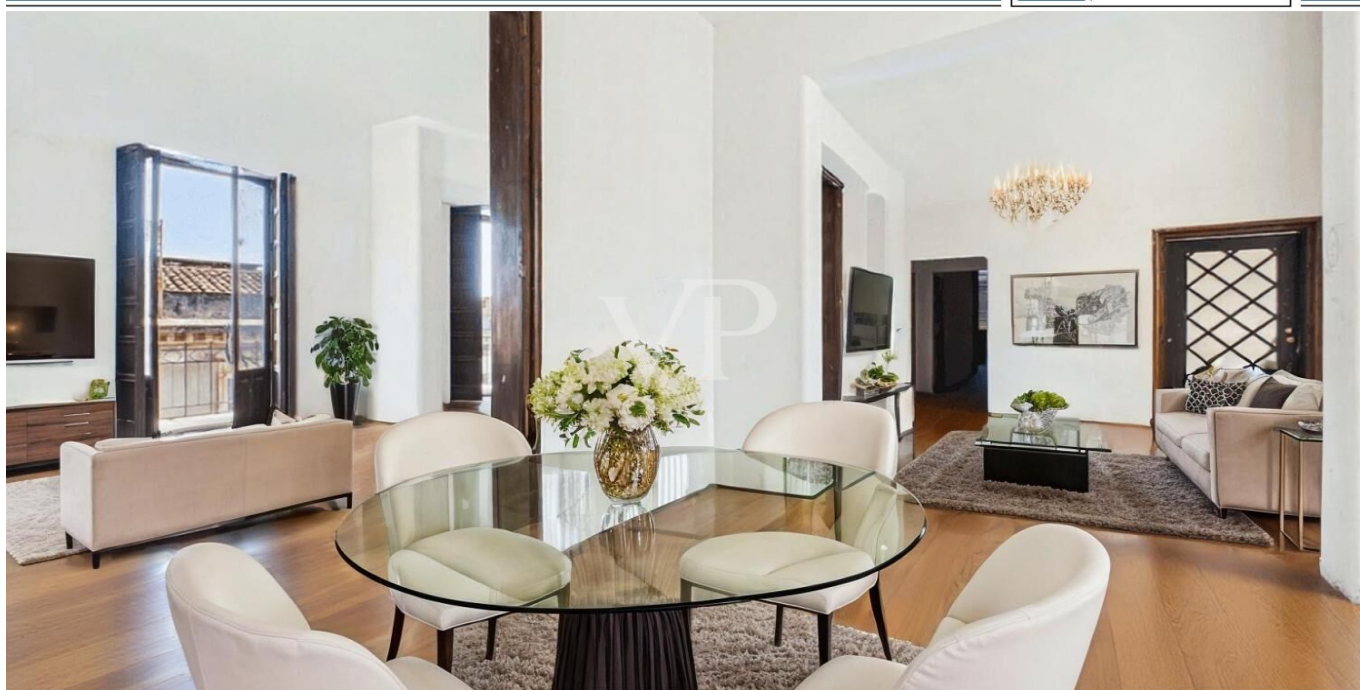


Catania – Sizilien

## Elegant Penthouse on Two Floors with Terrace in Exclusive Area of Catania

Property ID: IT252942356



[www.von-poll.it](http://www.von-poll.it)

PURCHASE PRICE: 950.000 EUR • LIVING SPACE: ca. 442 m<sup>2</sup> • ROOMS: 8

Property ID: IT252942356 - 95100 Catania – Sizilien

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

Property ID: IT252942356 - 95100 Catania – Sizilien

## At a glance

|                      |             |
|----------------------|-------------|
| Property ID          | IT252942356 |
| Living Space         | ca. 442 m²  |
| Available from       | 30.09.2025  |
| Floor                | 3           |
| Rooms                | 8           |
| Bedrooms             | 6           |
| Bathrooms            | 5           |
| Year of construction | 1940        |

|                |                          |
|----------------|--------------------------|
| Purchase Price | 950.000 EUR              |
| Commission     | subject to<br>commission |
| Total Space    | ca. 480 m²               |

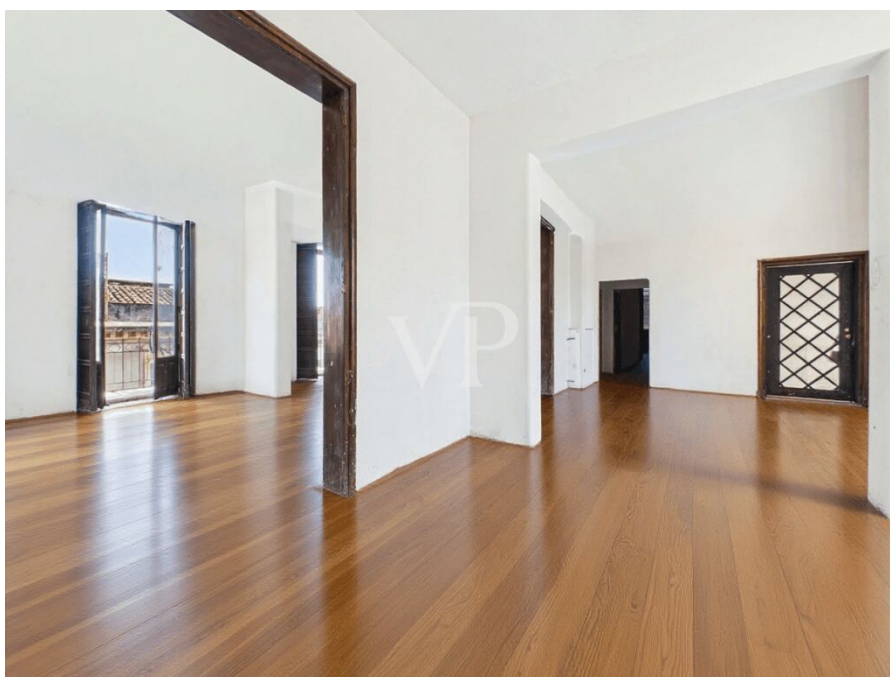
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## Energy Data

|                    |                                                                             |
|--------------------|-----------------------------------------------------------------------------|
| Type of heating    | Single-storey heating system                                                |
| Energy information | At the time of preparing the document, no energy certificate was available. |

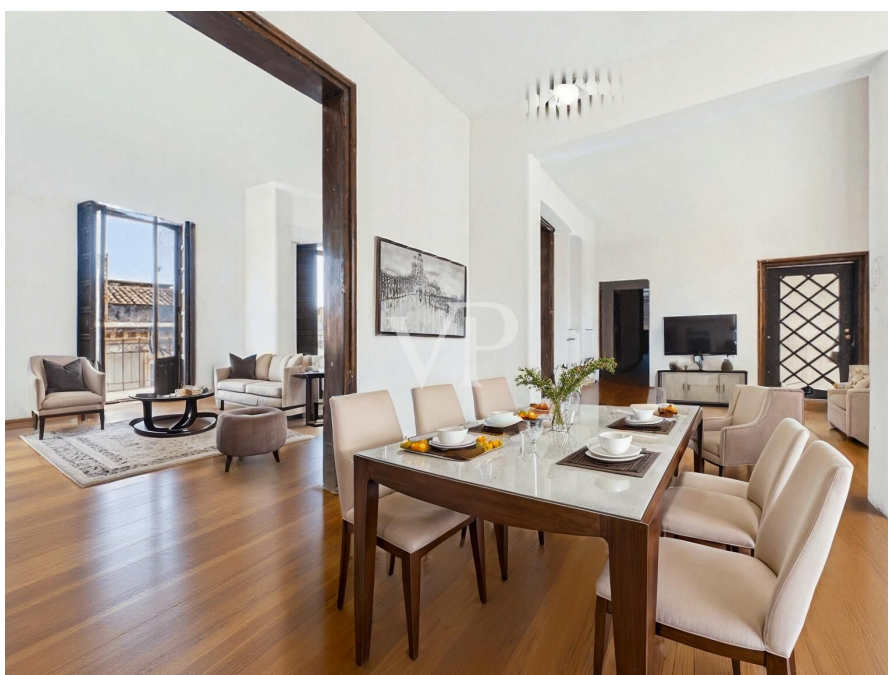
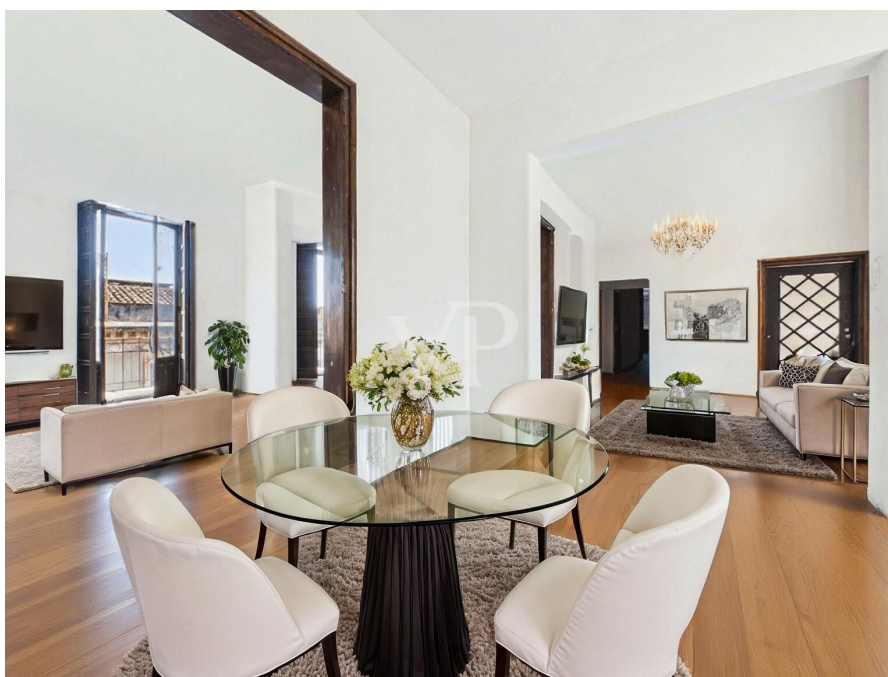
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## The property



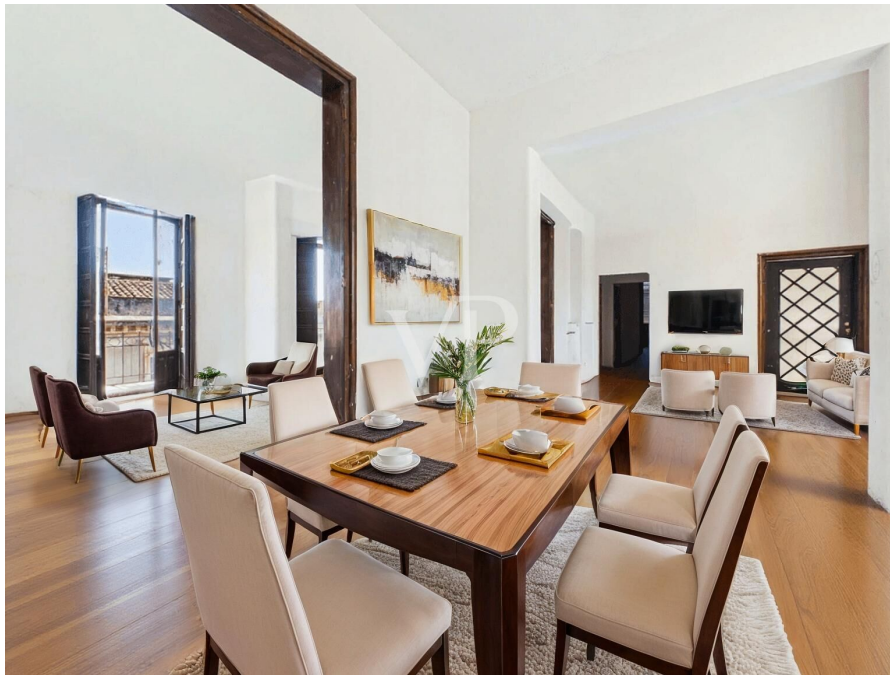
Property ID: IT252942356 - 95100 Catania – Sizilien

## The property



Property ID: IT252942356 - 95100 Catania – Sizilien

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## The property



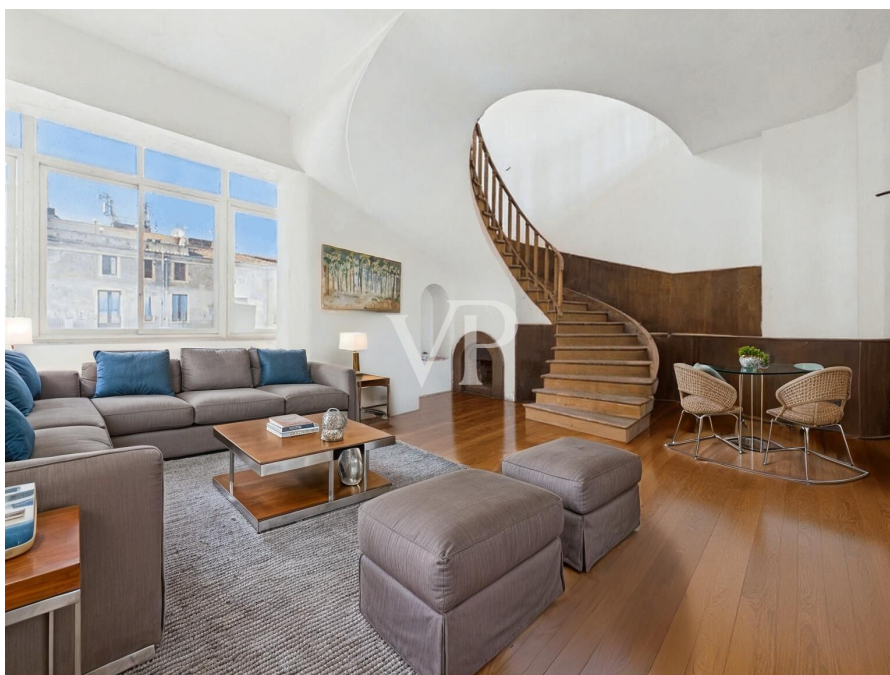
Property ID: IT252942356 - 95100 Catania – Sizilien

## The property



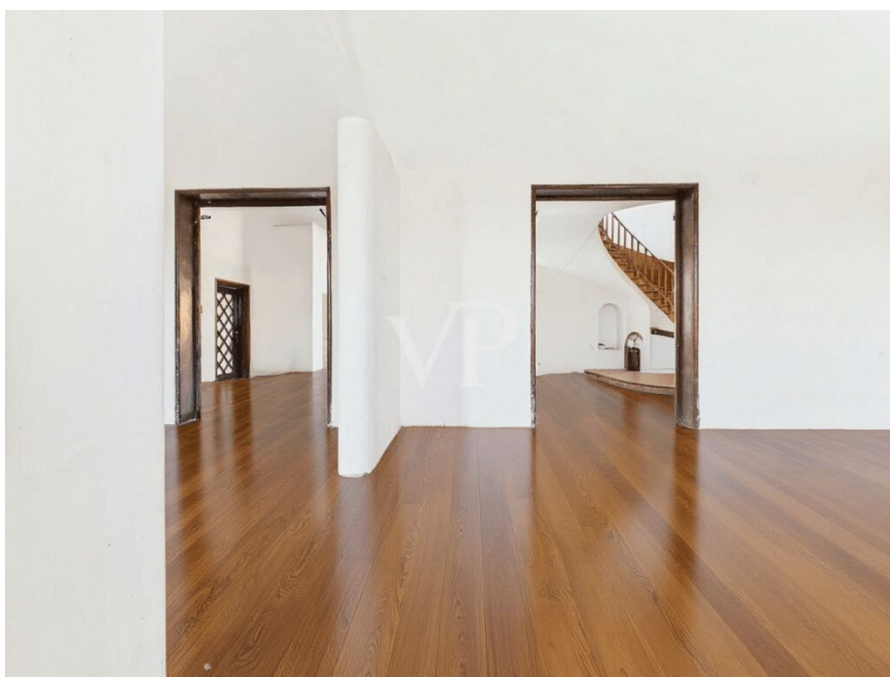
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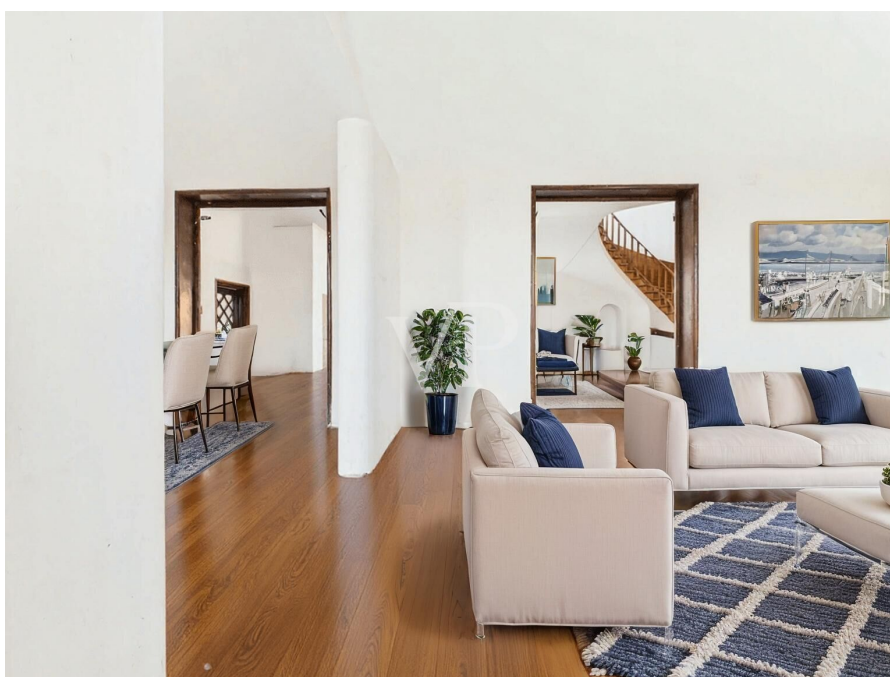
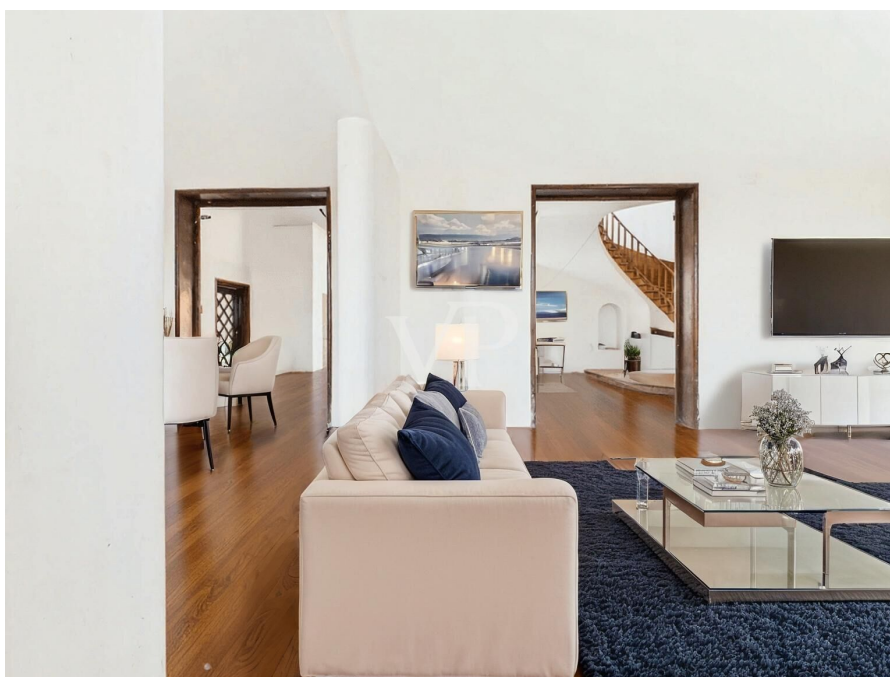
Property ID: IT252942356 - 95100 Catania – Sizilien

## The property



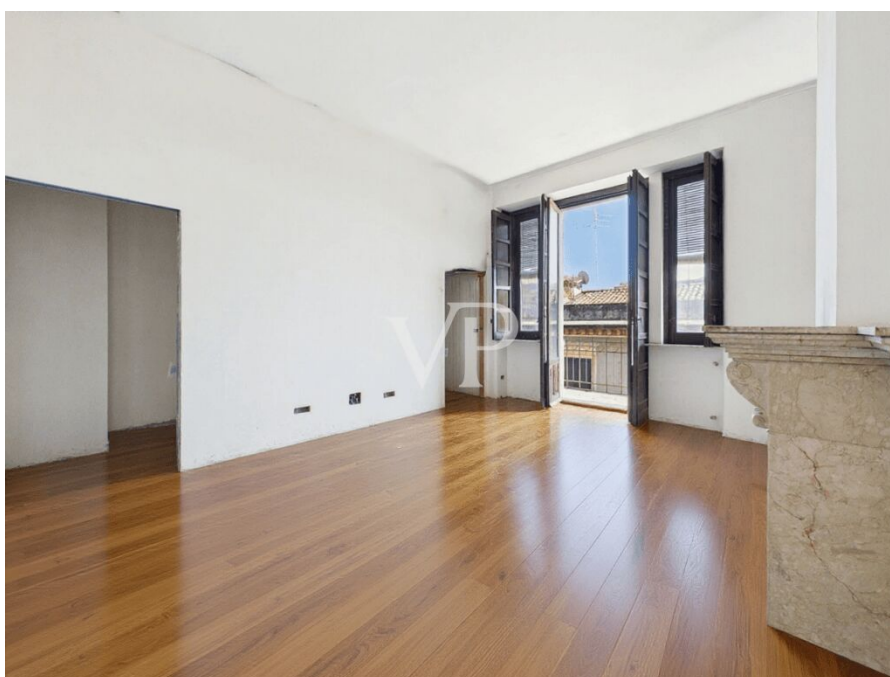
Property ID: IT252942356 - 95100 Catania – Sizilien

## The property



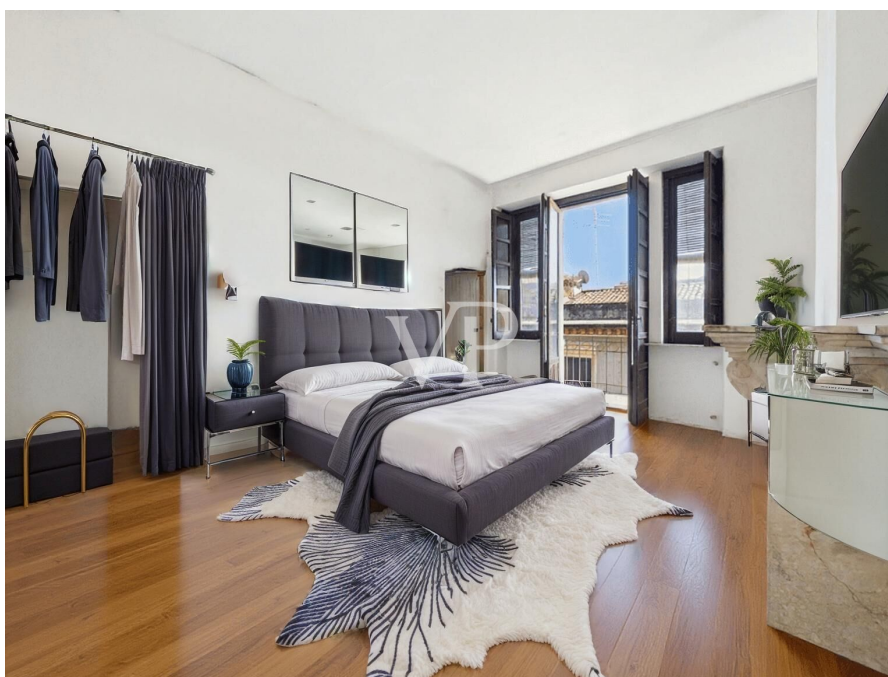
Property ID: IT252942356 - 95100 Catania – Sizilien

## The property



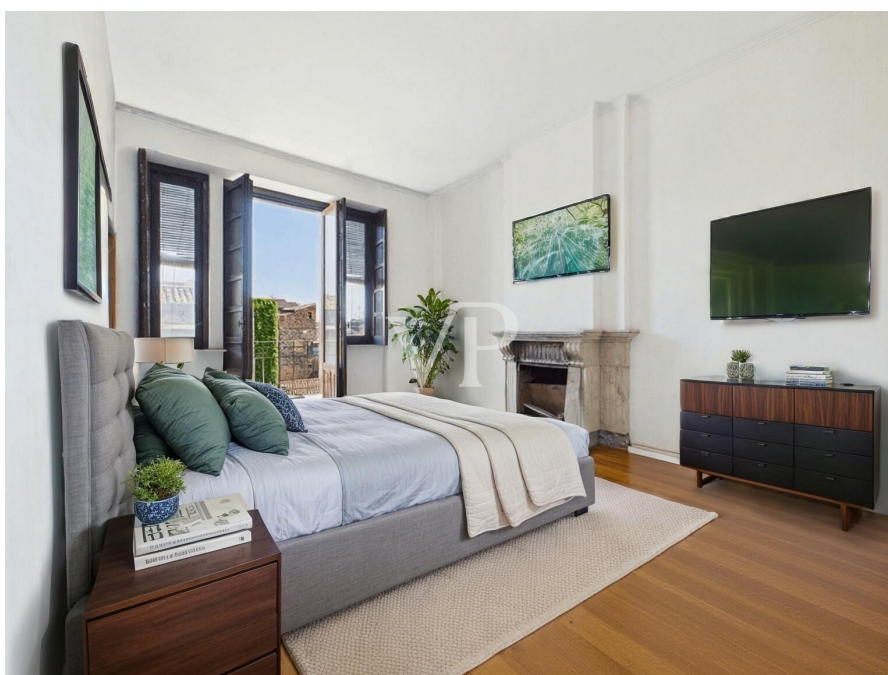
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## The property



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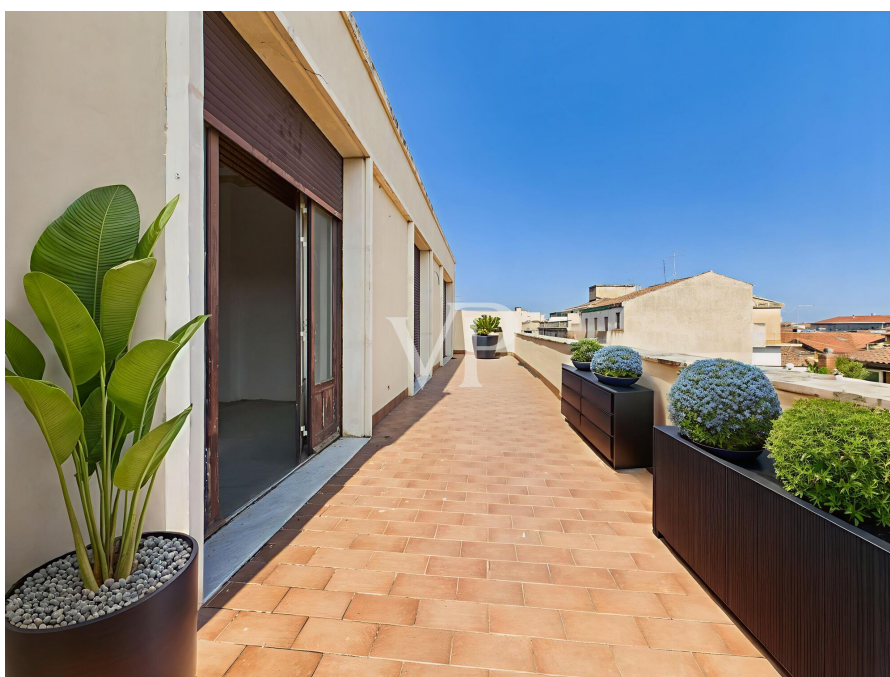
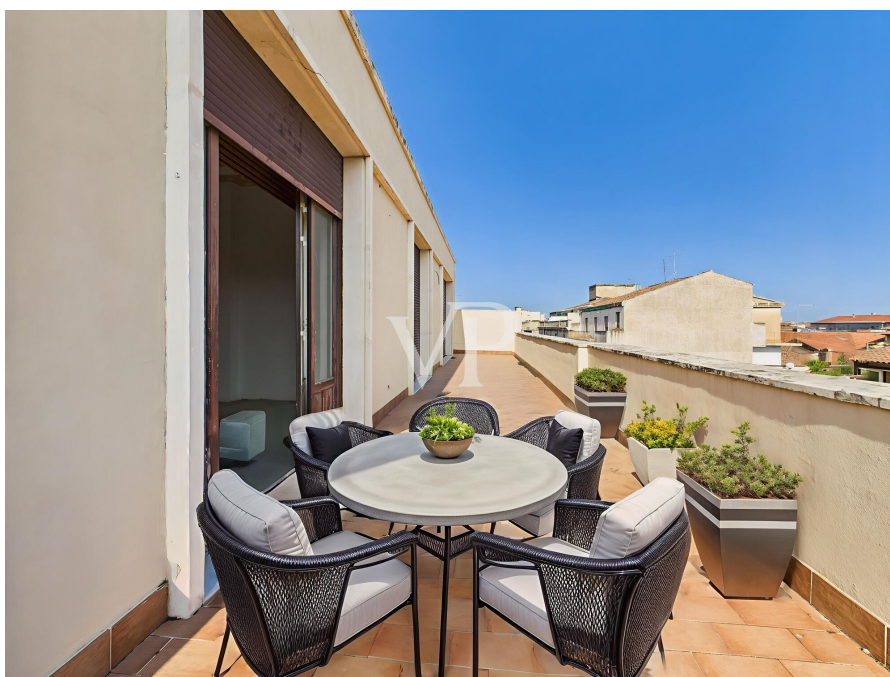
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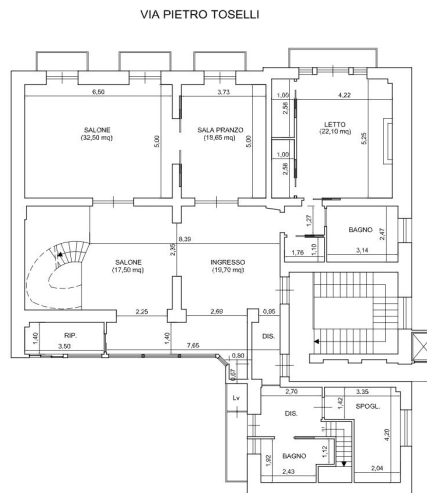
## The property



Property ID: IT252942356 - 95100 Catania – Sizilien

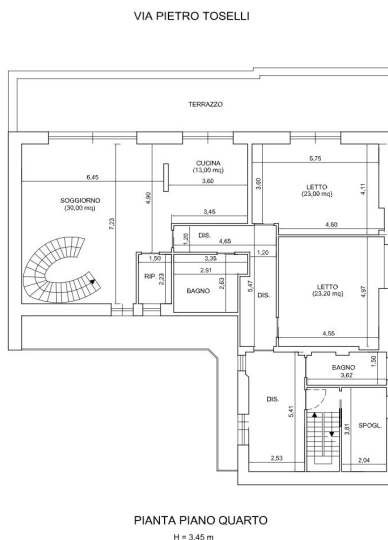
## Floor plans

PROGETTO



SCALA 1:100

PROGETTO



SCALA 1:100

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.

Property ID: IT252942356 - 95100 Catania – Sizilien

## A first impression

We present an exclusive penthouse and super-attic of about 400 sqm with a 50 sqm level terrace, located in one of the most exclusive areas of Catania, behind Corso Italia, the avenue that serves as the beating heart of the city, where elegance, class and a touch of cosmopolitanism blend perfectly, making it the reference point for those who want to live in a sophisticated and well-serviced area. The proximity to the Court of Catania adds a touch of practicality and strategic importance, making this area not only elegant but also functional, perfect for professionals and those seeking comfort and style in a central and prestigious location. The residence is located on the 3rd and 4th floors of a 1940s building and has a private elevator to the floor, in addition to internal and external stairs that make the two floors completely autonomous. Possibility of customization and finishing by the buyer, with the current state to be finished according to his taste. The 3 fireplaces in addition to furnishing make the property unique.

For more information or to book a visit, do not hesitate to contact us. We will be happy to accompany you in this exclusive real estate proposal.

Property ID: IT252942356 - 95100 Catania – Sizilien

## Details of amenities

Private Elevator

Box of 14 sqm

Double staircase inside and outside

No. 3 Fireplaces

Property ID: IT252942356 - 95100 Catania – Sizilien

## All about the location

Most prestigious area of Catania  
only 7 km from Fontanarossa Airport  
Immediate proximity of schools and universities  
Stores , restaurants , hotels within walking distance  
Immediate proximity Central Station and subway

Property ID: IT252942356 - 95100 Catania – Sizilien

## Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

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E-Mail: [milano@von-poll.com](mailto:milano@von-poll.com)

*To the Disclaimer of von Poll Immobilien GmbH*

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[www.von-poll.com](http://www.von-poll.com)