

Genova

# Valuable apartment, sea front, top floor with terrace, fractionable and garage

Property ID: IT252942662



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**PURCHASE PRICE: 0 EUR • LIVING SPACE: ca. 278 m<sup>2</sup> • ROOMS: 9**

**Property ID: IT252942662 - 16128 Genova**

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## At a glance

<b>Property ID</b>	<b>IT252942662</b>	<b>Purchase Price</b>	<b>On request</b>
<b>Living Space</b>	<b>ca. 278 m<sup>2</sup></b>	<b>Commission</b>	<b>Onder voorbehoud van commissie</b>
<b>Floor</b>	<b>5</b>	<b>Total Space</b>	<b>ca. 282 m<sup>2</sup></b>
<b>Rooms</b>	<b>9</b>	<b>Equipment</b>	<b>Terrace, Balcony</b>
<b>Bedrooms</b>	<b>5</b>		
<b>Bathrooms</b>	<b>3</b>		
<b>Year of construction</b>	<b>1930</b>		
<b>Type of parking</b>	<b>1 x Duplex, 70000 EUR (Sale)</b>		

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## Energy Data

Energy information	At the time of preparing the document, no energy certificate was available.	Energy efficiency class	F
		Year of construction according to energy certificate	1930

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## The property



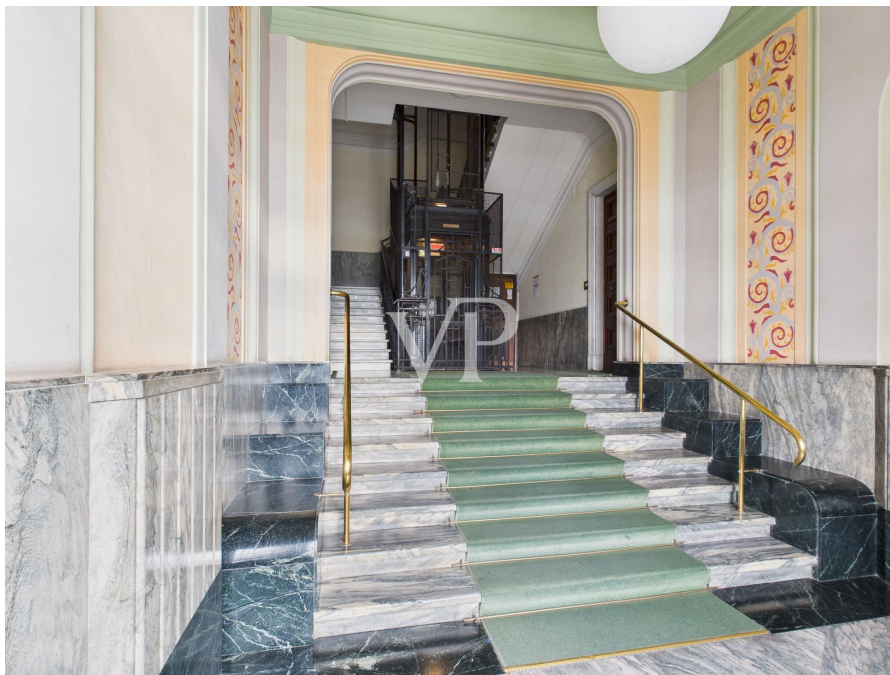
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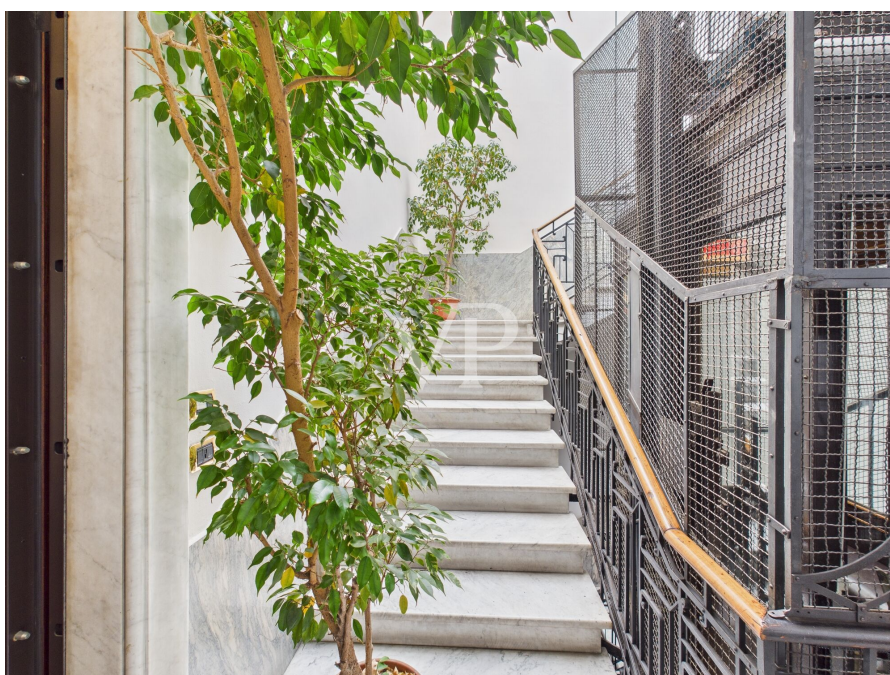
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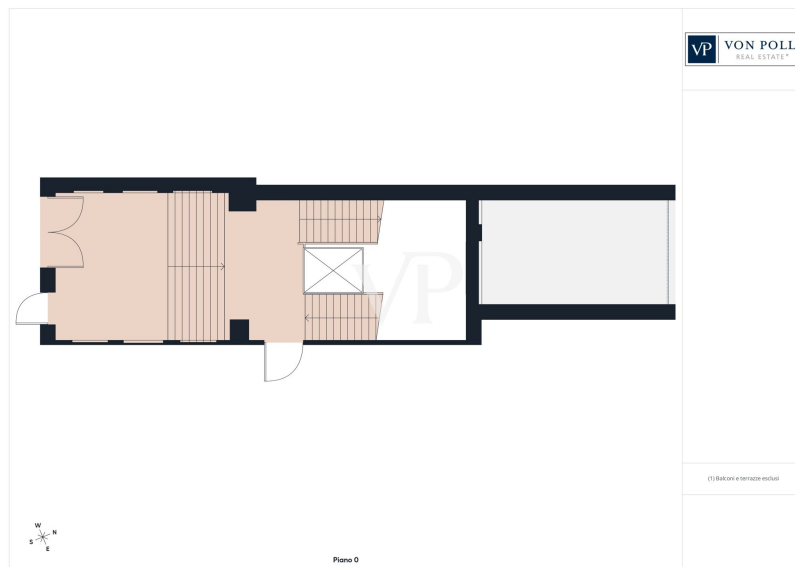
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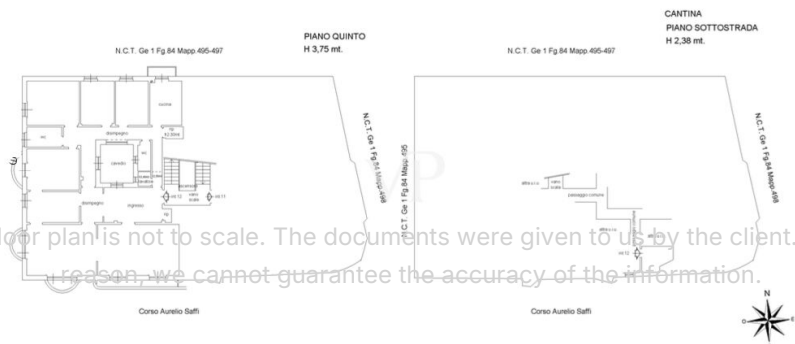
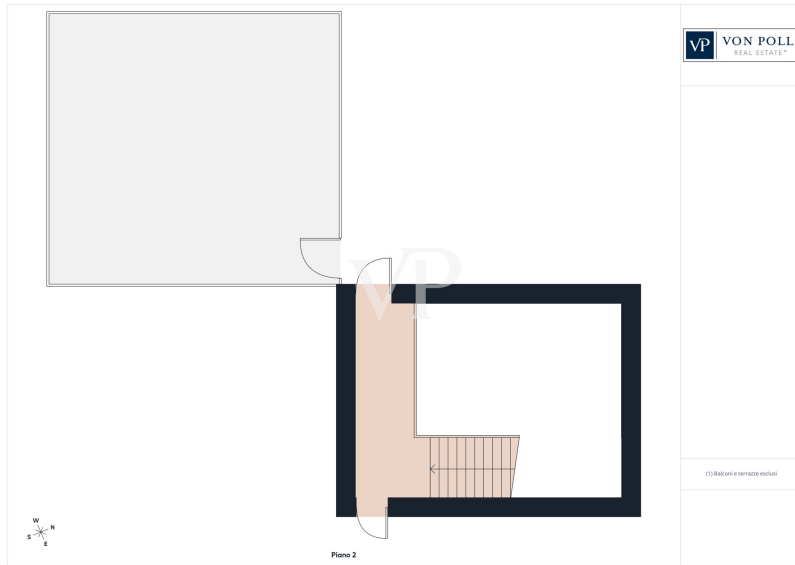
## The property



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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**

**In the heart of the elegant Carignano district, in a seafront location, we propose a prestigious apartment inserted in a splendid early 20th-century building, an authentic expression of Genoese architecture of the period.**

**The entrance to the palace is of great representation: large atrium embellished with stucco and original designs on the walls, marble staircase and a majestic vintage wrought-iron elevator, a rare example perfectly preserved.**

**The apartment occupies the fifth and top floor, ensuring privacy, brightness and an open and spectacular sea view. The property is completed by an element of absolute value: the terrace above of about 60 square meters, with enchanting sea view, equipped with wooden shed, ideal for moments of relaxation and conviviality outdoors.**

**The solid wood armored front door introduces to an elegant entrance hall, featuring marble floors with refined mosaic designs, high ceilings and original stucco work, all in excellent condition.**

**A harmonious and stately distribution of spaces unfolds from the large interior atrium. The living area consists of three large reception rooms:**

**the first two lounges, both very bright, are embellished with period parquet flooring with an elegant square pattern, enjoy southern exposure and have balconies with splendid sea views. The two rooms are separated by a magnificent period glass door, which gives continuity and great charm to the spaces.**

**From the second living room there is access to a third living room, also perfect as a study or television room, facing sideways but still with a sea view.**

**The living area, kitchen, bathrooms and sleeping area are connected by a corridor with marble flooring, which further enhances the elegance of the property.**

**The large kitchen, with marble flooring, is exposed to the side and has a balcony, offering a functional and bright space. Continuing along the corridor leads to the sleeping area, consisting of 5 bedrooms, three windowed bathrooms-one of which has a Jacuzzi shower-and a convenient storage room.**

**The property is completed by a rare and valuable element for the area: a garage of about 18 sqm with electric opening, located in the adjacent building and accessible through an automated gate.**

**A residence of absolute charm, where historical elegance, wide spaces, sea view and modern comforts come together in a unique context, ideal for those who want to live the most exclusive Genoa.**

**Finally, we would like to add that the square footage of the apartment allows it to be divided into two units, with the possibility of creating a direct access from inside the building to the terrace.**

**We specify lastly that, with a ruling in 2019, there was a change in classification from A/1 to A/2 at the request of the owners.**

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## **Details of amenities**

- Elevator
- Terrace
- Balcony
- Central heating
- Possibility of garage with separate request

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## All about the location

Corso Aurelio Saffi 5 is located in the Carignano neighborhood, one of Genoa's most sought-after residential areas, a short distance from the center and the sea. The location is convenient and well served, ideal for both families and professionals.

The area is excellently connected by surface transportation: several AMT bus lines run along Corso Saffi and in the immediate vicinity, including lines 13 and 13/, which quickly connect the area with Genoa Brignole and the Old Port, and lines 35 and 35/, convenient for reaching Piazza De Ferrari, the historic center and Genoa Principe. Connections are frequent and make it easy to get around without a car.

Genoa Brignole train station can be reached in a few minutes, as can the city center. For those using a car, the Genova Est freeway entrance is just minutes away and provides quick access to the highway network. Cristoforo Colombo Airport can be reached in about 20 to 25 minutes.

The Old Port and the marina are easily reached by public transportation or in a few minutes by car; the Genoa Aquarium, museums, pedestrian areas, restaurants, and leisure spaces are located here. The historic center, with the Palazzi dei Rolli and the Cathedral of San Lorenzo, is also conveniently accessible.

The area is well served educationally: there are nursery, primary, and middle schools nearby; several high schools are located in central areas of the city and are easily accessible by transportation. The locations of the University of Genoa are distributed among the historic center, Brignole, and other well-connected areas.

The beaches are within easy walking distance by walking along the promenade below the palace, the beaches of Corso Italia, and the village of Boccadasse.

There are restaurants, bars, grocery stores, and supermarkets in the neighborhood and neighboring streets, providing all the services needed for daily life.

In summary, Corso Aurelio Saffi 5 offers a practical and well-connected location, close to the center, the sea, the main services, and with quick access to the highway, in one of Genoa's most popular residential neighborhoods.

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## Contact partner

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

**Christian Weissensteiner**

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*To the Disclaimer of von Poll Immobilien GmbH*

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