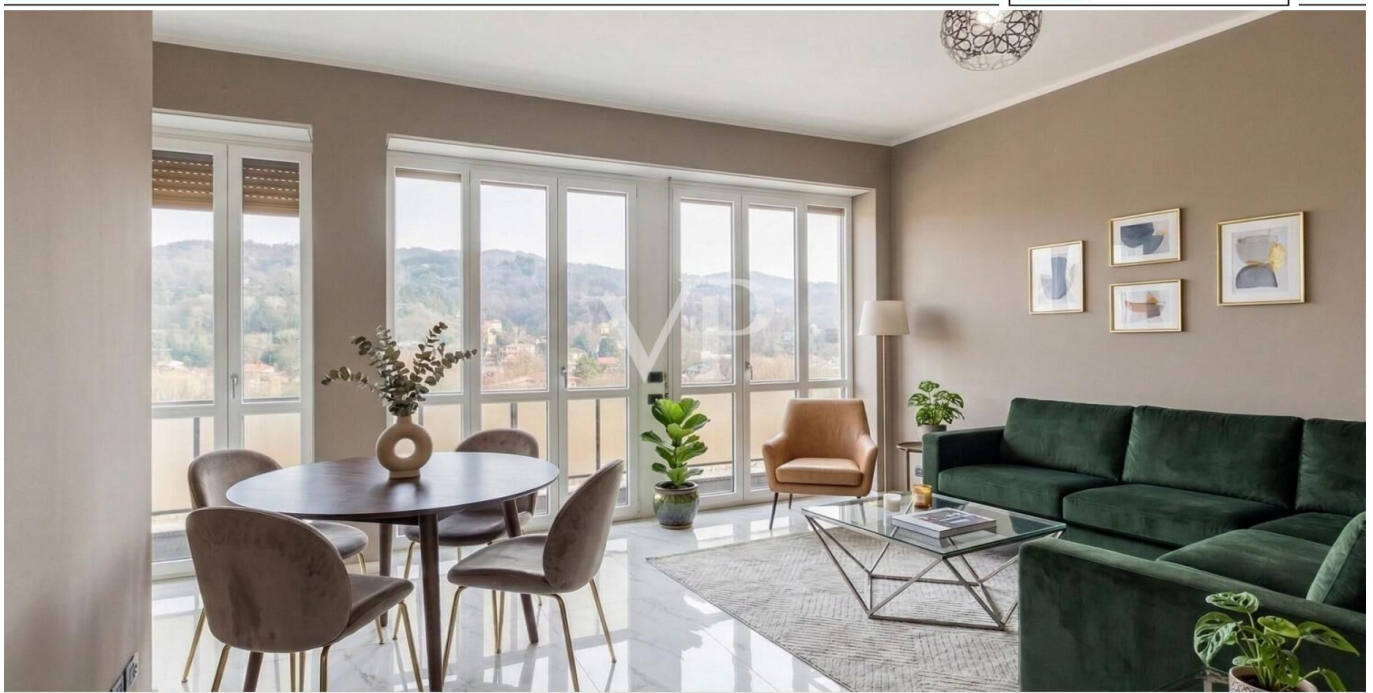


Torino - Piemonte

## Elegant high-floor apartment finely renovated

Property ID: IT261252713



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

**PURCHASE PRICE: 639.000 EUR • LIVING SPACE: ca. 190 m<sup>2</sup> • ROOMS: 5**

**Property ID: IT261252713 - 10125 Torino - Piemonte**

- **At a glance**
- **The property**
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**Property ID: IT261252713 - 10125 Torino - Piemonte**

## At a glance

|                             |                              |                       |                                       |
|-----------------------------|------------------------------|-----------------------|---------------------------------------|
| <b>Property ID</b>          | <b>IT261252713</b>           | <b>Purchase Price</b> | <b>639.000 EUR</b>                    |
| <b>Living Space</b>         | <b>ca. 190 m<sup>2</sup></b> | <b>Type</b>           | <b>Apartment</b>                      |
| <b>Available from</b>       | <b>26.05.2026</b>            | <b>Commission</b>     | <b>Onder voorbehoud van commissie</b> |
| <b>Floor</b>                | <b>9</b>                     | <b>Total Space</b>    | <b>ca. 193 m<sup>2</sup></b>          |
| <b>Rooms</b>                | <b>5</b>                     | <b>Equipment</b>      | <b>Terrace, Balcony</b>               |
| <b>Bedrooms</b>             | <b>3</b>                     |                       |                                       |
| <b>Bathrooms</b>            | <b>3</b>                     |                       |                                       |
| <b>Year of construction</b> | <b>1970</b>                  |                       |                                       |

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## Energy Data

|                                |                 |  |                             |
|--------------------------------|-----------------|--|-----------------------------|
| Type of heating                | Central heating | Energy Certificate                                   | Energy demand certificate   |
| Energy certificate valid until | 06.06.2033      | Final Energy Demand                                  | 153.78 kWh/m <sup>2</sup> a |
|                                |                 | Energy efficiency class                              | B                           |
|                                |                 | Year of construction according to energy certificate | 1970                        |

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## The property



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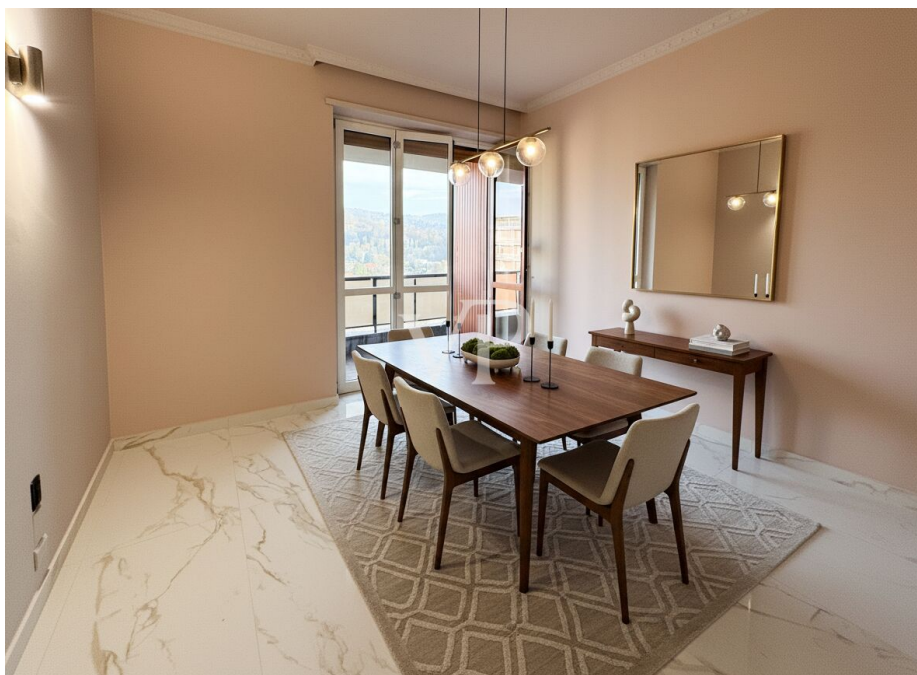
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## The property



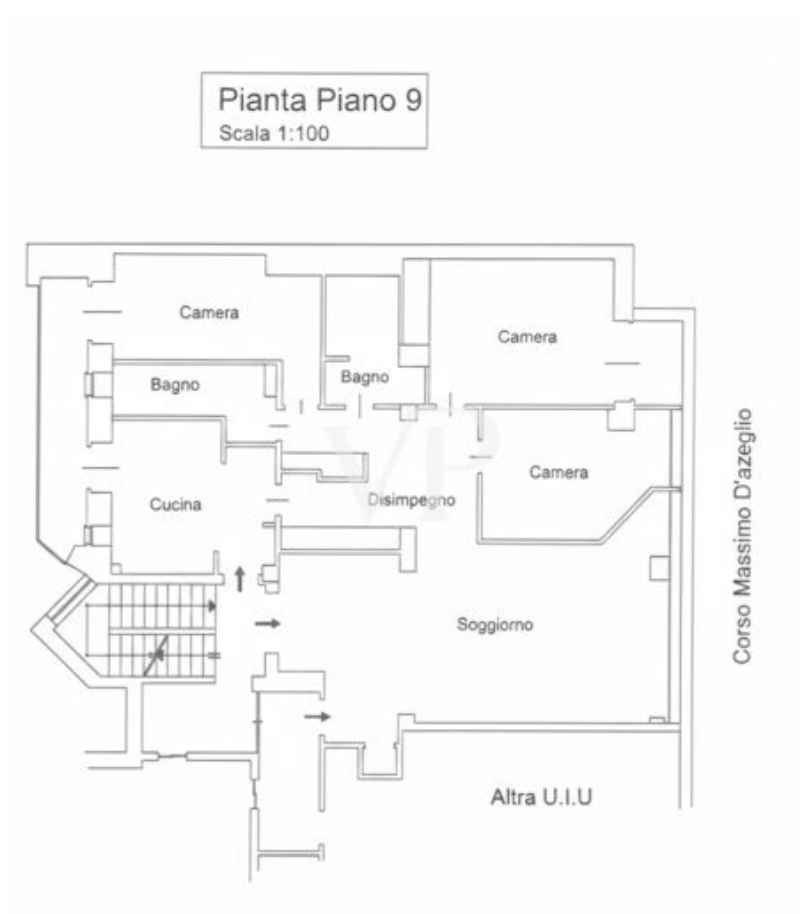
Property ID: IT261252713 - 10125 Torino - Piemonte

## The property



Property ID: IT261252713 - 10125 Torino - Piemonte

## Floor plans



Pianta Piano 9  
Scala 1:100



Corso Massimo D'Azeglio

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: IT261252713 - 10125 Torino - Piemonte**

## **A first impression**

**Within an exclusive context with concierge service, we offer for sale a high-profile residence located on the ninth floor, characterized by a dominant view over the city and the hill.**

**The real estate unit has recently undergone a complete redevelopment that has raised its living and energy standards (Class B), combining formal luxury and technical innovation. Composition of spaces: the interior architecture, enhanced by a double entrance, is divided into: representative double living room with panoramic windows; habitable kitchen; three bedrooms; three bathrooms and laundry, with designer finishes, as well as hallways equipped with custom cabinetry.**

**A balcony, terrace and convenient cellar complete the property.**

**Solution vacant and ready to be lived in.**

**Area, area and services: the residence is located in one of the most sought-after and complete areas of Turin, between San Salvario and the Corso Massimo D'Azeglio axis, a few minutes from Valentino Park and conveniently connected to the city center. The area offers an elegant residential context, with neighborhood services under the house and in the immediate vicinity: supermarkets, pharmacies, banks, schools, gyms, bars and restaurants. Also strategic because of its proximity to the Molinette/CTO hospital hub, as well as excellent connections via public transportation and quick access to the subway (M1 line), making the property ideal for both families and professionals seeking comfort, centrality and quality of life.**

**The Fiscal Advantage: a unicum in the luxury market: the property, while presenting characteristics of the highest value, is census registered in category A/2, ensuring full accessibility to tax benefits for the purchase of a first home.**

**Property ID: IT261252713 - 10125 Torino - Piemonte**

## **All about the location**

**The property is located exactly at Corso Massimo D'Azeglio 118, just a few minutes from Valentino Park and conveniently connected to the city center.**

**The area offers an elegant residential context, with neighborhood services under the house and in the immediate vicinity: supermarkets, pharmacies, banks, schools, gyms, bars and restaurants.**

**Also strategic because of its proximity to the Molinette/CTO hospital hub.**

**Property ID: IT261252713 - 10125 Torino - Piemonte**

## 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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