

Verona

## Two-story apartment, parking space, rooftop terrace

Property ID: IT254922486



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

PURCHASE PRICE: 559.000 EUR • LIVING SPACE: ca. 220 m<sup>2</sup> • ROOMS: 7

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## At a glance

|                      |             |
|----------------------|-------------|
| Property ID          | IT254922486 |
| Living Space         | ca. 220 m²  |
| Floor                | 4           |
| Rooms                | 7           |
| Bedrooms             | 3           |
| Bathrooms            | 2           |
| Year of construction | 1964        |

|                |                       |
|----------------|-----------------------|
| Purchase Price | 559.000 EUR           |
| Commission     | Subject to commission |
| Total Space    | ca. 240 m²            |
| Equipment      | Terrace               |

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## Energy Data

|                                |            |                                                      |                           |
|--------------------------------|------------|------------------------------------------------------|---------------------------|
| Energy Source                  | Remote     | Energy Certificate                                   | Energy demand certificate |
| Energy certificate valid until | 27.05.2034 | Final Energy Demand                                  | 97.77 kWh/m²a             |
| Power Source                   | Gas        | Energy efficiency class                              | B                         |
|                                |            | Year of construction according to energy certificate | 1964                      |

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## The property





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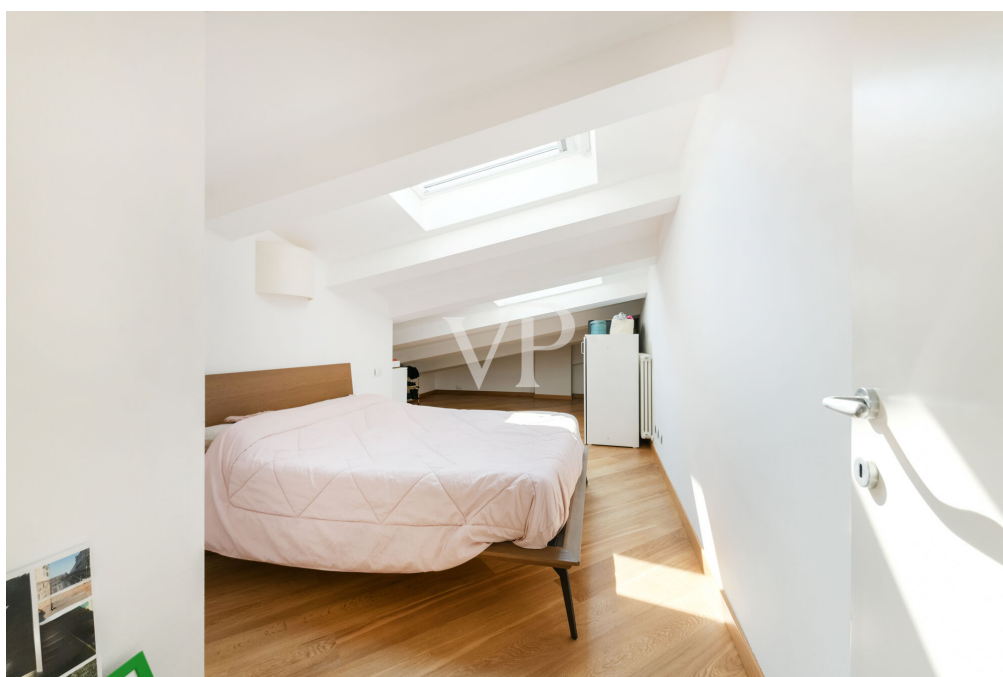
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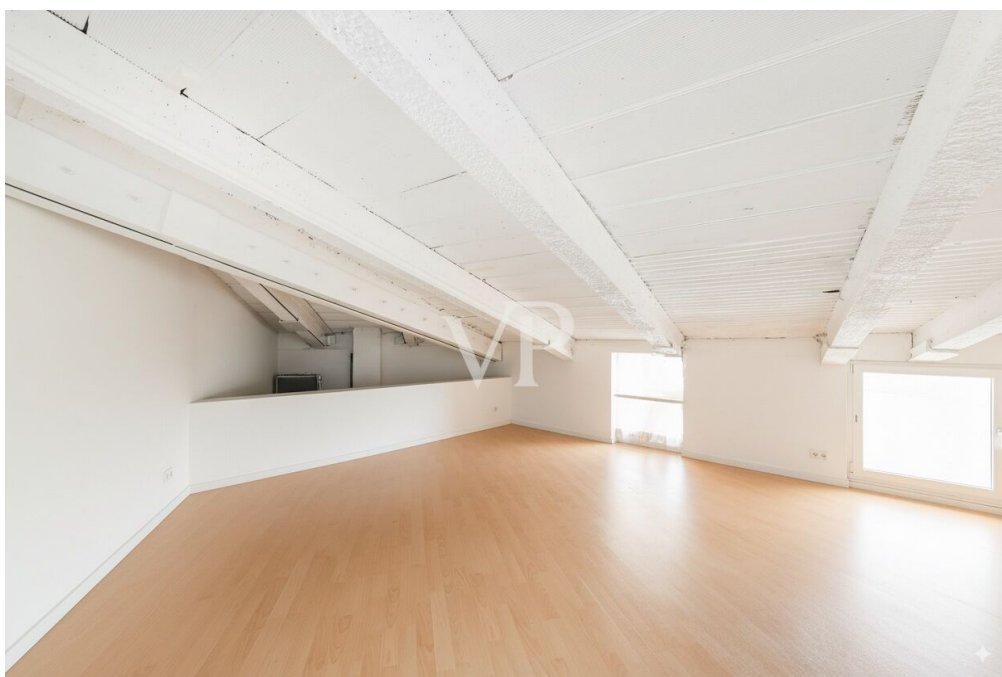
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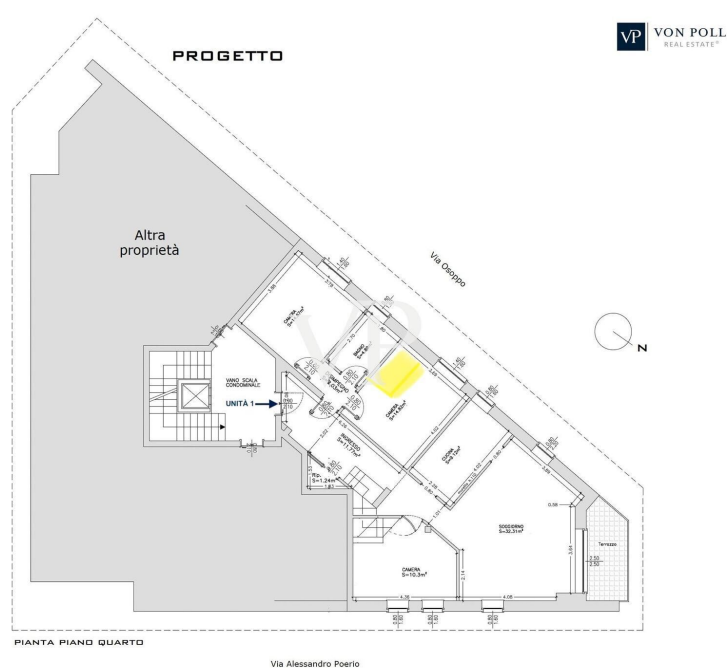
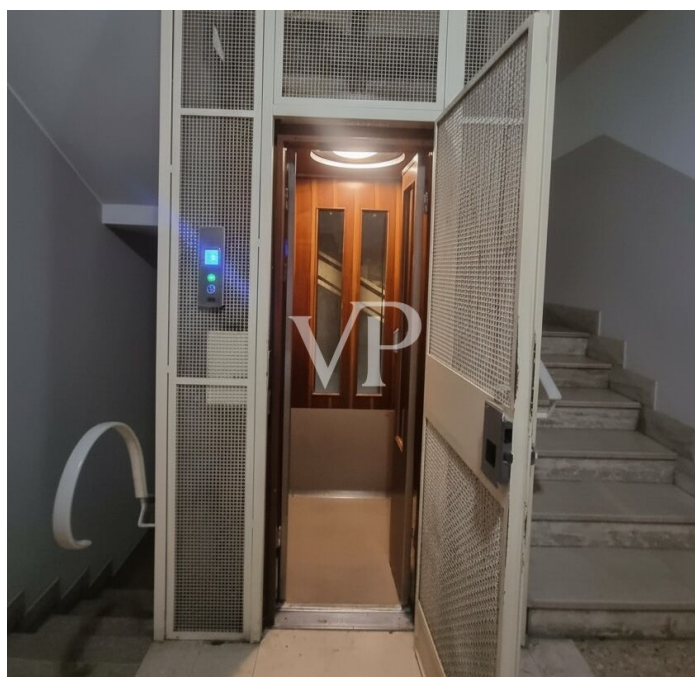
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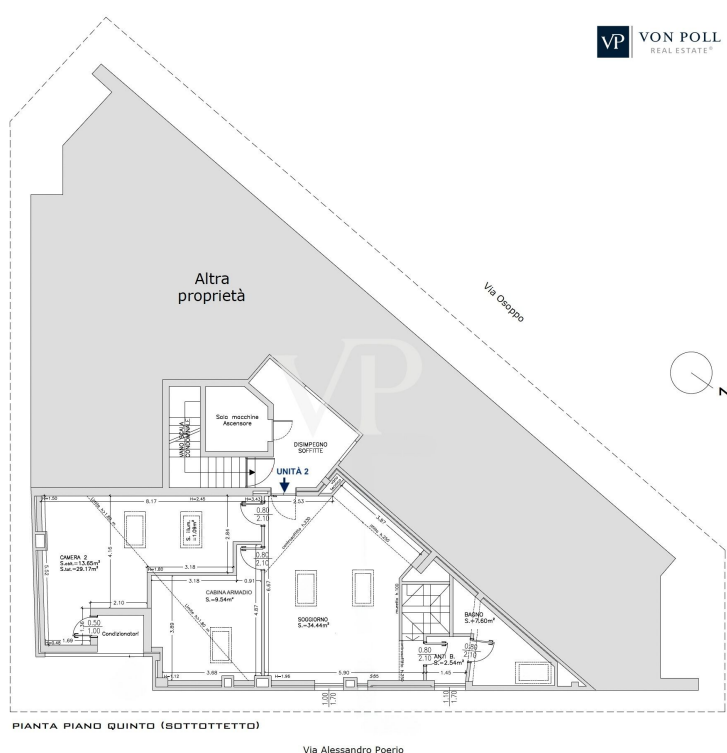
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## The property



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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

Apartment on two independent floors located on the fourth and fifth floor (last of the condominium), with a total area of about 240 square meters commercial. Currently both are rented (contract 4+4 with dry coupon) representing an immediate income solution.

Extremely versatile solution, ideal for:

1. Investors interested in a double rental income already active
2. Those who wish to live in one of the two apartments, leaving the other one for income
3. Those looking for a unique residence on two levels, connectable by existing internal staircase, as it was originally.

Unit 1 - Fourth floor apartment with panoramic terrace. Total 130 sq m.

The apartment opens to an entrance hall leading to a large living area consisting of living room, modern open kitchen, direct access to the terrace, excellent sun exposure that offers sunset views, two double bedrooms, Single room or study, windowed bathroom with shower, storage room. cellar belonging. covered parking space. Possibility of the second bathroom.

Unit 2 - Attic apartment on the fifth and last floor of the building, total 110 sq.m.: large living room with open kitchen and fireplace, windows and velux that give great brightness, double bedroom, single bedroom/study, windowed bathroom with shower and ante-bathroom. pertinent cellar.

Equipment and technical features:

- Complete renovation (2024)
- Air conditioning: ducted on the fourth floor, split on the fifth
- Thermal break windows and doors, motorized velux.
- Roof thermal insulation and suspended ceilings
- Electrical and plumbing systems redone
- Boiler recent

Extra carport 25,000 euros

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## Contact partner

For further information, please contact your contact person:

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