

Verona

# Three-room apartment with garage near Porta Nuova station

Property ID: IT254152536



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**PURCHASE PRICE: 329.000 EUR • LIVING SPACE: ca. 84 m<sup>2</sup> • ROOMS: 3**

**Property ID: IT254152536 - 37122 Verona**

- **At a glance**
- **The property**
- **Energy Data**
- **Floor plans**
- **A first impression**
- **Contact partner**

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## At a glance

<b>Property ID</b>	<b>IT254152536</b>	<b>Purchase Price</b>	<b>329.000 EUR</b>
<b>Living Space</b>	<b>ca. 84 m<sup>2</sup></b>	<b>Type</b>	<b>Apartment</b>
<b>Rooms</b>	<b>3</b>	<b>Commission</b>	<b>4% + VAT</b>
<b>Bedrooms</b>	<b>2</b>	<b>Total Space</b>	<b>ca. 105 m<sup>2</sup></b>
<b>Bathrooms</b>	<b>1</b>	<b>Equipment</b>	<b>Balcony</b>
<b>Year of construction</b>	<b>1968</b>		

Property ID: IT254152536 - 37122 Verona

## Energy Data

Type of heating	Central heating	Energy Certificate	Energy demand certificate
Energy Source	Gas	Final Energy Demand	170.00 kWh/m <sup>2</sup> a
Power Source	Gas	Energy efficiency class	F

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## The property



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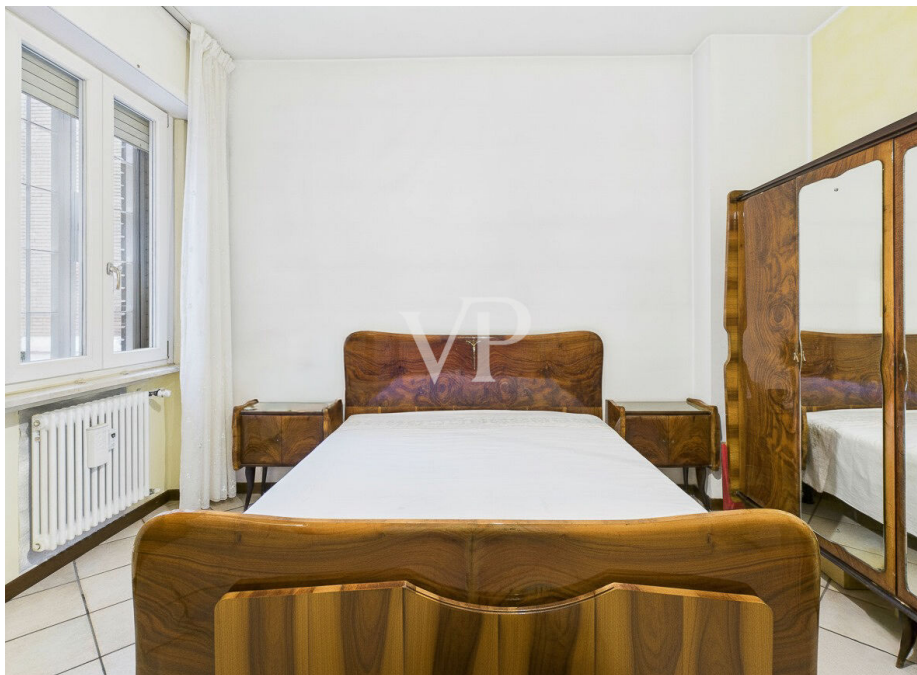
Property ID: IT254152536 - 37122 Verona

## The property



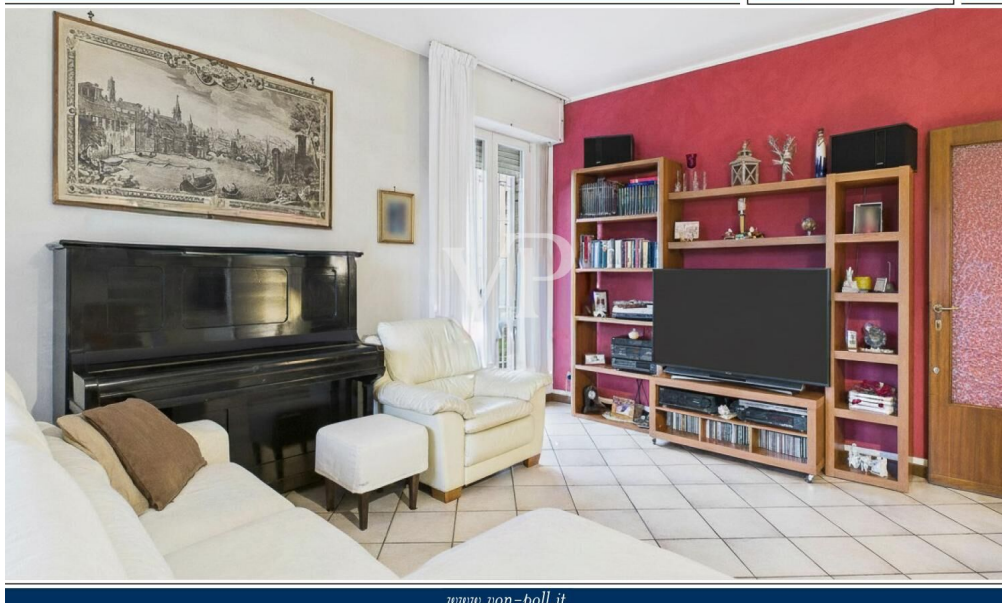
Property ID: IT254152536 - 37122 Verona

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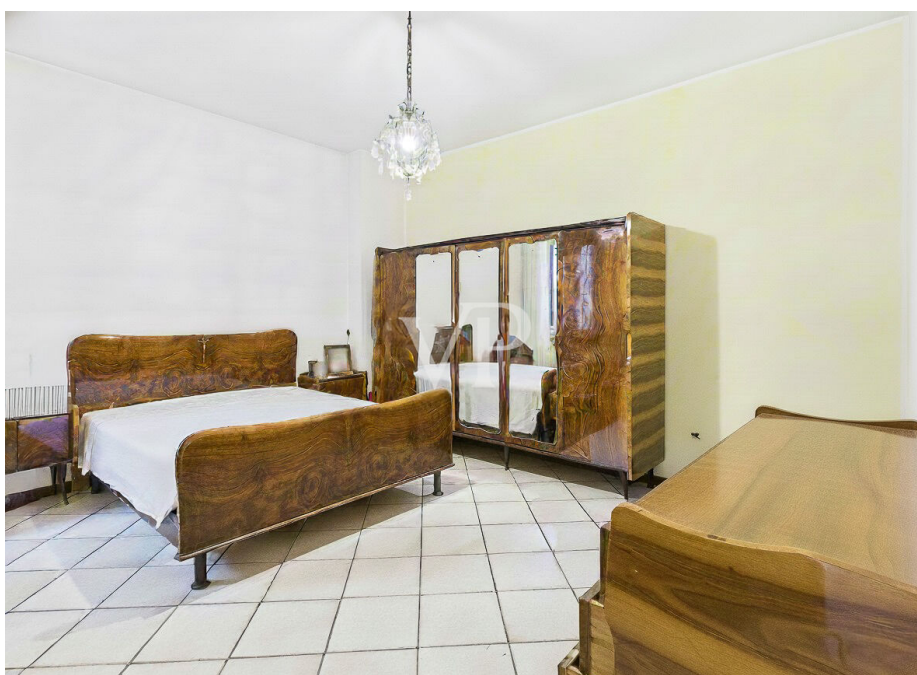
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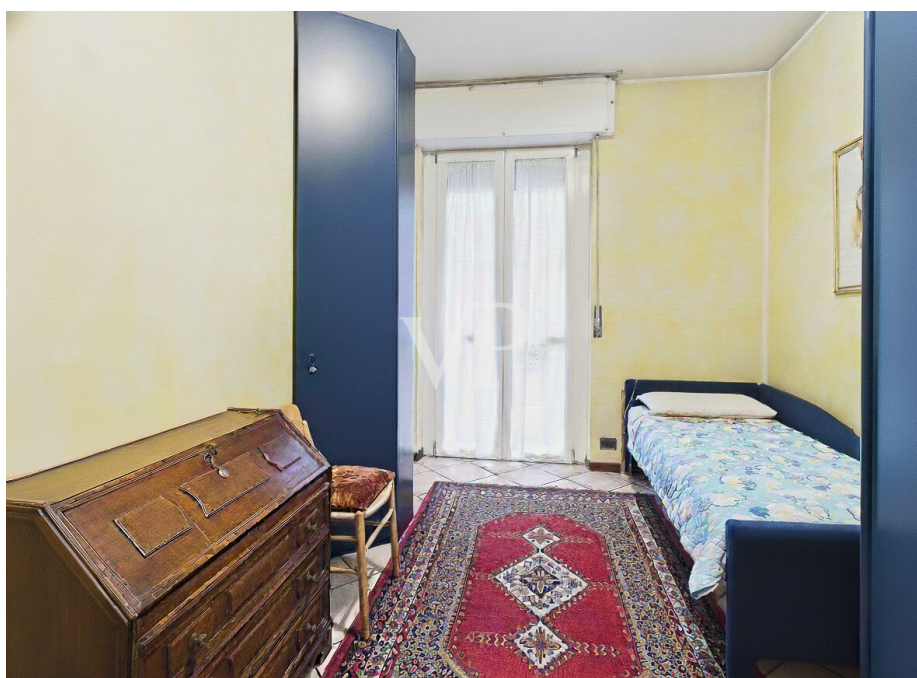
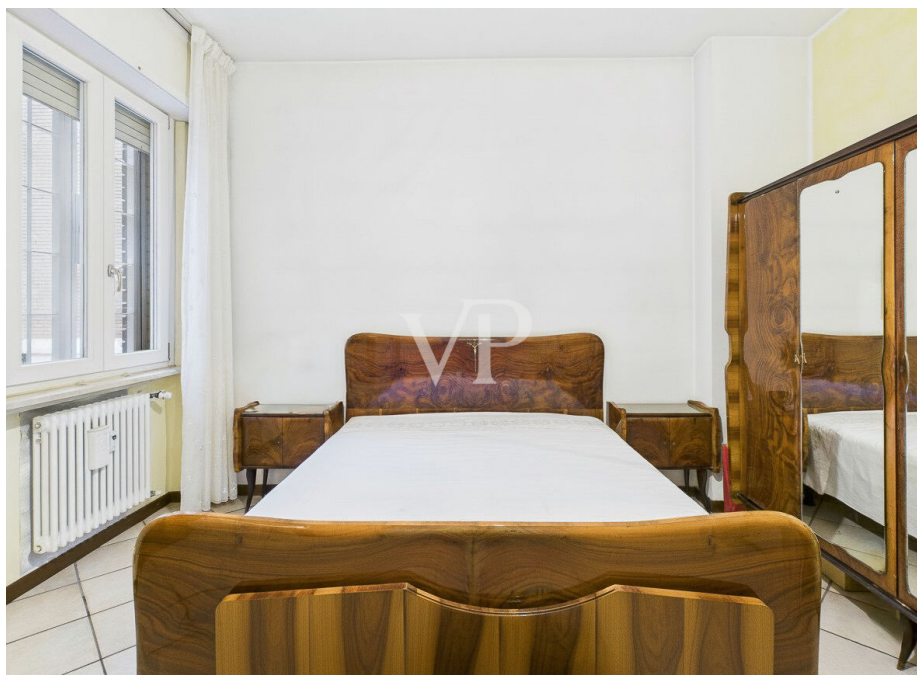
Property ID: IT254152536 - 37122 Verona

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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**

**Three-room apartment with garage in Porta Nuova, Verona. A few steps from the station, in a well-kept context, we offer a mezzanine floor apartment consisting of entrance hall, living area with kitchenette and exit to balcony, sleeping area with double bedroom, second twin bedroom with balcony, bathroom and closet equipped with closet.**

**The property is equipped with security door, video intercom, grilles, PVC window frames with double glass. The condominium elevator provides direct access to the garage level, where there is a garage car ownership.**

**Functional and well-connected solution, ideal for main residence, professionals and commuters, as well as for income investment in an area with high demand. For information and visits, contact by appointment.**

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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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