

#### Verona

#### Three-room apartment with garage near Porta Nuova station

**Property ID: IT254152536** 



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



At a glance

The property

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# At a glance

Property ID	IT254152536
Living Space	ca. 84 m <sup>2</sup>
Rooms	3
Bedrooms	2
Bathrooms	1
Year of construction	1968

329.000 EUR
4% + VAT
ca. 105 m <sup>2</sup>
Balcony



# **Energy Data**

Type of heating	Central heating
Energy Source	Gas
Power Source	Gas

Energy Certificate	Energy demand certificate
Final Energy Demand	170.00 kWh/m²a
Energy efficiency class	F























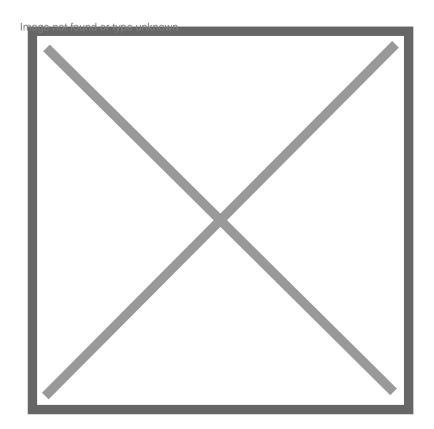








## Floor plans



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.



#### 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.



#### Contact partner

For further information, please contact your contact person:

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