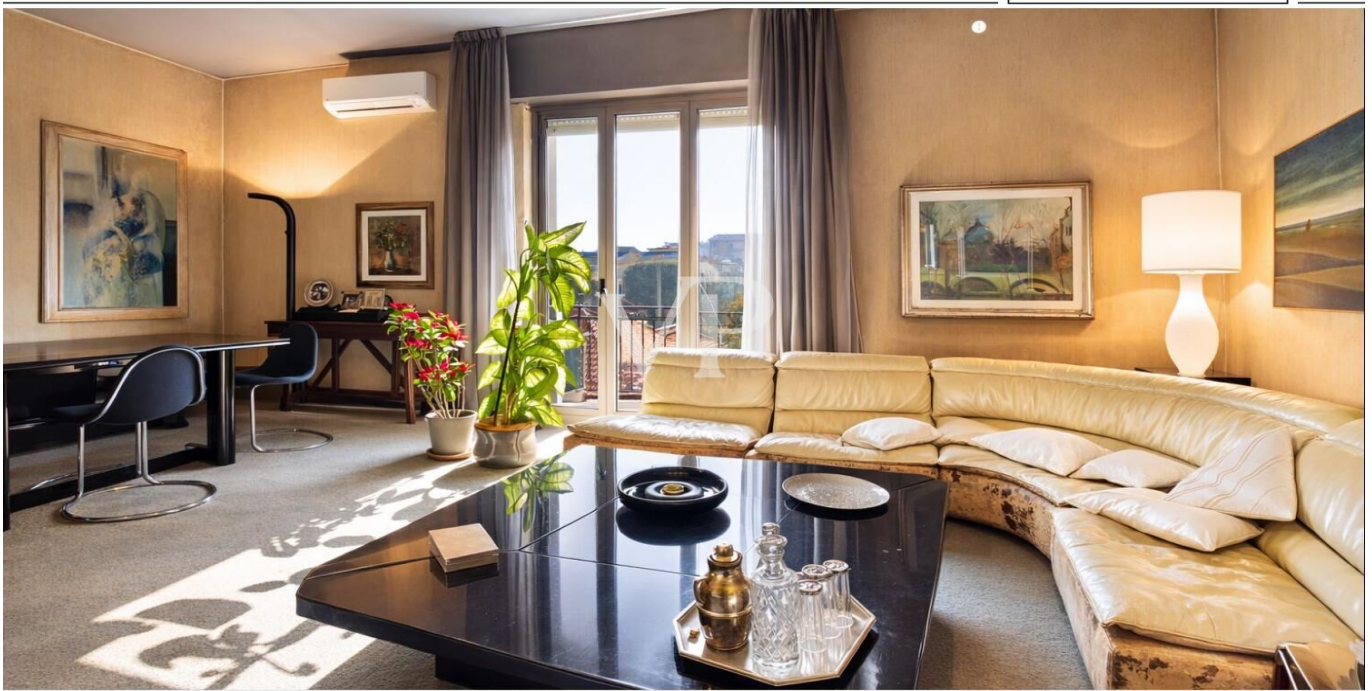


Verona - Veneto

Duplex apartment with terrace

Property ID: IT264152858



www.von-poll.it

PURCHASE PRICE: 490.000 EUR • LIVING SPACE: ca. 170 m² • ROOMS: 5

Property ID: IT264152858 - 37126 Verona - Veneto

- **At a glance**
- **The property**
- **Energy Data**
- **A first impression**
- **All about the location**
- **Contact partner**

Property ID: IT264152858 - 37126 Verona - Veneto

At a glance

| | |
|----------------------|------------------------|
| Property ID | IT264152858 |
| Living Space | ca. 170 m ² |
| Floor | 3 |
| Rooms | 5 |
| Bedrooms | 3 |
| Bathrooms | 2 |
| Year of construction | 1970 |

| | |
|-----------------------|------------------------|
| Purchase Price | 490.000 EUR |
| Type | Apartment |
| Commission | Subject to commission |
| Total Space | ca. 170 m ² |
| Condition of property | Needs renovation |
| Usable Space | ca. 170 m ² |
| Equipment | Terrace, Balcony |

Property ID: IT264152858 - 37126 Verona - Veneto

Energy Data

| | | | |
|--------------------------------|------------------------------|--|-----------------------------|
| Type of heating | Single-storey heating system | Energy Certificate | Energy demand certificate |
| Energy certificate valid until | 07.03.2035 | Final Energy Demand | 160.00 kWh/m ² a |
| | | Energy efficiency class | F |
| | | Year of construction according to energy certificate | 1970 |

Property ID: IT264152858 - 37126 Verona - Veneto

The property



Property ID: IT264152858 - 37126 Verona - Veneto

The property



Property ID: IT264152858 - 37126 Verona - Veneto

The property



Property ID: IT264152858 - 37126 Verona - Veneto

The property



Property ID: IT264152858 - 37126 Verona - Veneto

The property



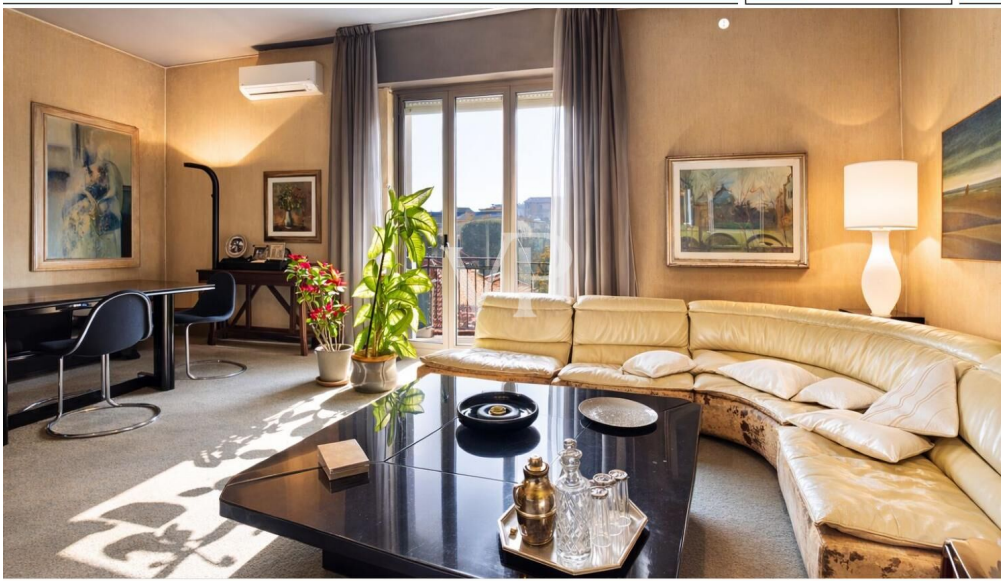
Property ID: IT264152858 - 37126 Verona - Veneto

The property



Property ID: IT264152858 - 37126 Verona - Veneto

The property



www.von-poll.it



Property ID: IT264152858 - 37126 Verona - Veneto

The property



Property ID: IT264152858 - 37126 Verona - Veneto

The property



Property ID: IT264152858 - 37126 Verona - Veneto

The property



Property ID: IT264152858 - 37126 Verona - Veneto

The property



Property ID: IT264152858 - 37126 Verona - Veneto

The property



Property ID: IT264152858 - 37126 Verona - Veneto

The property



Property ID: IT264152858 - 37126 Verona - Veneto

A first impression

Close to the Lungadige, we propose the bare ownership (usufructuary 95 years) of a large pental apartment located in a central and served location. The property is spread over two floors and offers an area of 170 square meters, characterized by spacious and well-lit rooms.

The interior layout includes an entrance hall, eat-in kitchen, large living room and two double bedrooms, served by two bathrooms. On the upper floor, a spacious attic lends itself to multiple uses, from hobby room to guest suite. The presence of two balconies and a terrace ensures moments of outdoor relaxation.

The current interior conditions require restoration, offering the possibility of reinterpreting the spaces according to one's own style.

Property ID: IT264152858 - 37126 Verona - Veneto

All about the location

Borgo Trento represents the perfect balance between urban dynamism and livability. The neighborhood is renowned for the excellence of its services: from nationally renowned clinics and schools of all levels to the many historic stores and cafes that enliven Via Ventiquattro Maggio and Via Quattro Novembre. Its proximity to the green lung of the Arsenal and convenient access to all major thoroughfares make it the most sought-after area for those who want to live Verona with elegance, without sacrificing the functionality of daily life.

Property ID: IT264152858 - 37126 Verona - Veneto

Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

Largo Dante Alighieri, n.3, 25087 Salò

Tel.: +39 0365 690596

E-Mail: salo@von-poll.com

To the Disclaimer of von Poll Immobilien GmbH

www.von-poll.com