

Verona

## Two apartments with parking space and terrace

Property ID: IT264922911



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

**Property ID: IT264922911 - 37126 Verona**

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## At a glance

Property ID	IT264922911	Purchase Price	559.000 EUR
Living Space	ca. 220 m <sup>2</sup>	Commission	Onder voorbehoud van commissie
Floor	4	Total Space	ca. 240 m <sup>2</sup>
Rooms	7	Equipment	Terrace
Bedrooms	3		
Bathrooms	2		
Year of construction	1964		

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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/m <sup>2</sup> a
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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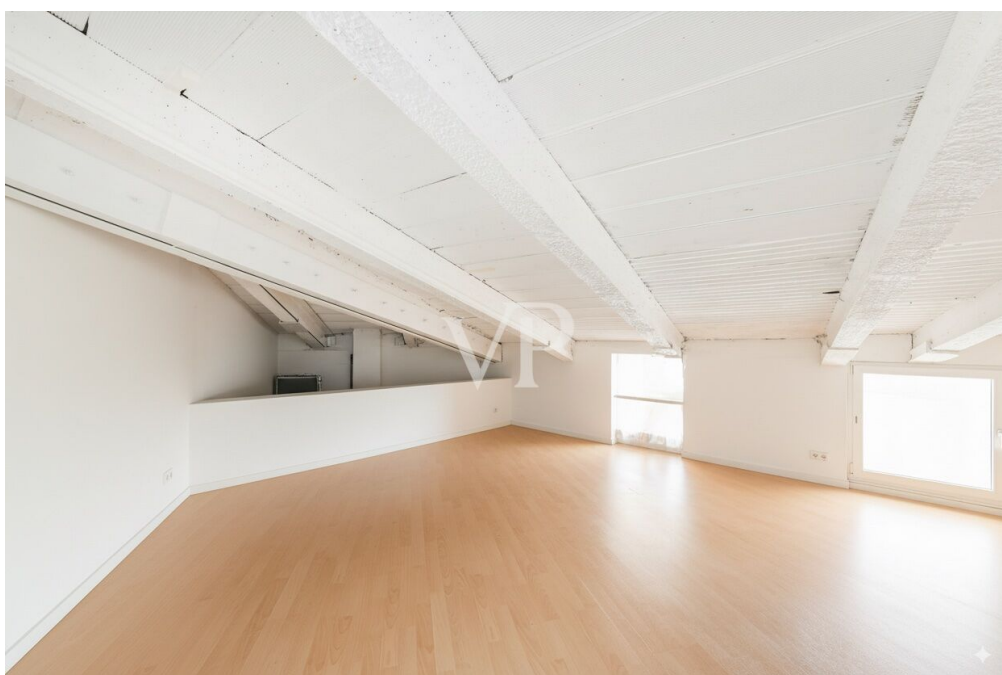
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## The property



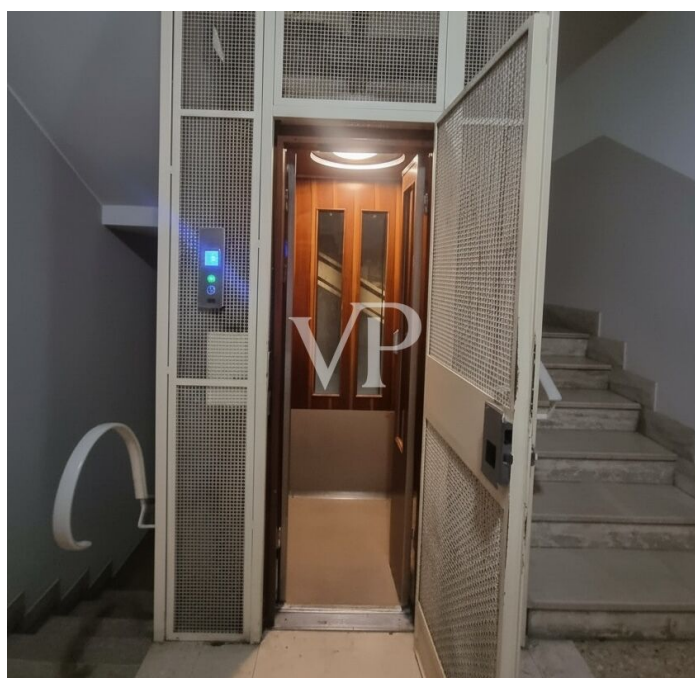
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## The property



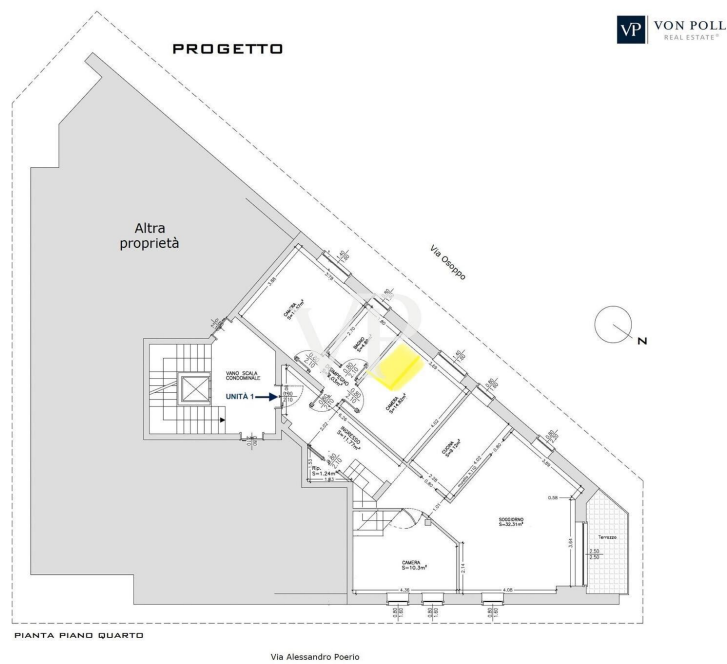
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## The property



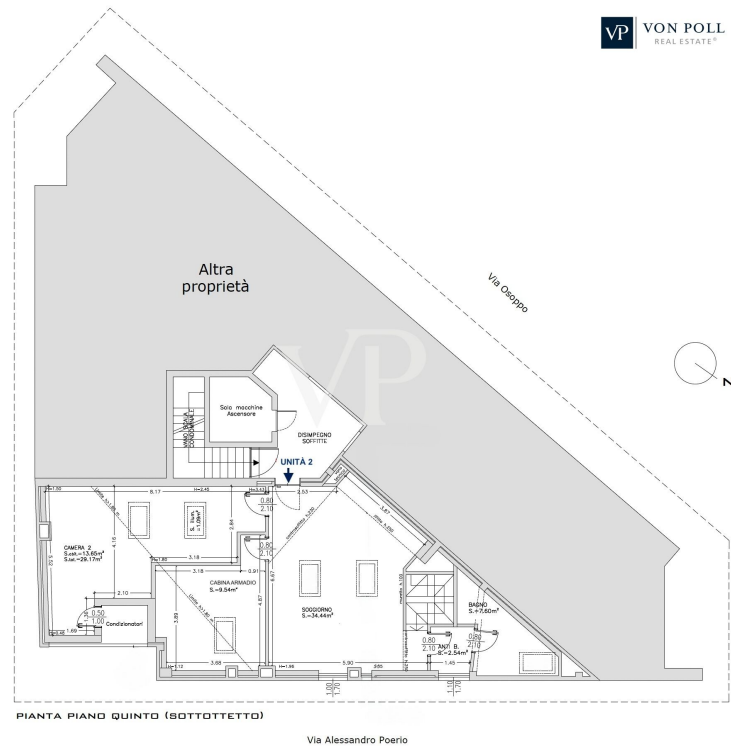
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## Floor plans



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**

Two independent apartments located on fourth and fifth floor (last of the condominium), total area of about 240 sq m gross.

Condominium facade redone in 2006, condominium roof redone in 2006.

The fourth floor is vacant in October 2026, the fifth floor has lease expiration in 2029 (4+4 contract with dry coupon) representing an immediate income solution.

**Fourth floor - Apartment with terrace facing south. Total 130 sq m.**

The apartment opens onto an entrance hall leading to a large living area consisting of living room, modern open kitchen, direct access to the terrace, excellent sun exposure offering sunset views, two double bedrooms, twin bedroom, windowed bathroom with shower, storage room. cellar belonging.

covered parking space. Possibility of the second bathroom.

In 2025 the electrical system was redone, electrical lines upgraded, bathroom renovated, induction stove, gas detection system.

**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. pertaining cellar.

**Equipment and technical features:**

- Complete renovation (2025)
- 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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## **Details of amenities**

- building facade redone in 2006
- roof redone in 2006
- in 2025 electrical redo, electrical lines upgraded, bathroom redo, wood floor sanding, induction water heater and kitchen redo, gas detection system.

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## **All about the location**

**Ponte Crencano is one of Verona's most popular residential neighborhoods because of its strategic location, which manages to combine proximity to the historic center with a quieter and more airy dimension, almost at the foothills.**

**It is located in the Second Ward, northwest of downtown. It is nestled between the prestigious Borgo Trento neighborhood (of which it is often considered the natural, less formal continuation), the hillside area of Quinzano and the Adige River.**

**It is an area much lived in by families and the elderly. There is a strong sense of community, fueled by the parish of Santa Maria Ausiliatrice and sports centers (such as CUS or the Pindemonte Center nearby).**

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## **Contact partner**

**For further information, please contact your contact person:**

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