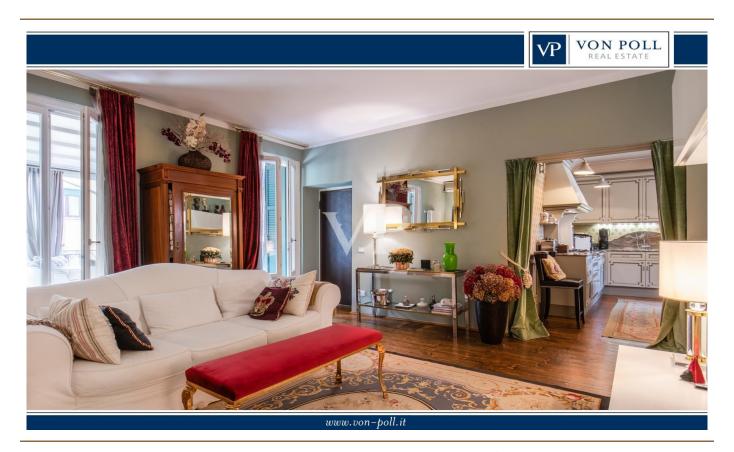


#### Verona

#### Penthouse in historic center with terrace

Property ID: IT254151937



PURCHASE PRICE: 745.000 EUR • LIVING SPACE: ca. 117 m<sup>2</sup> • ROOMS: 4



At a glance

The property

Energy DataFloor plansA first impression

Contact partner



# At a glance

Property ID	IT254151937	
Living Space	ca. 117 m²	
Floor	3	
Rooms	4	
Bedrooms	2	
Bathrooms	2	
Year of construction	1900	

Purchase Price	745.000 EUR	
Commission	subject to commission	
Total Space	ca. 130 m <sup>2</sup>	
Equipment	Terrace, Balcony	



# **Energy Data**

Energy Source Alternative	Energy Certificate	Energy demand certificate	
		Final Energy Demand	123.32 kWh/m²a
		Energy efficiency class	Е
		Year of construction according to energy certificate	1900



































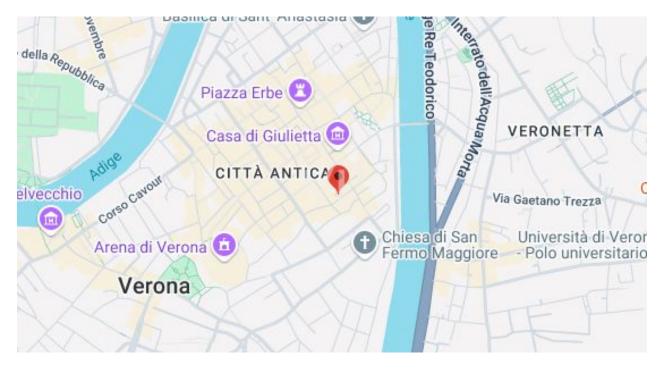








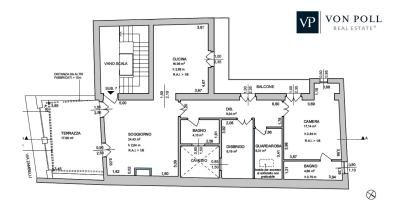








# Floor plans



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

In the heart of the historic center of Verona, a few steps from the Arena, we offer penthouse for sale served by an elevator.

The property was completely renovated in 2001 with fine finishes and great attention to detail, creating a sophisticated and welcoming environment, perfectly balanced between elegance and functionality.

The real strong point of the property is the large terrace, embellished with a semi-movable and openable veranda, heated to ensure optimal comfort in all seasons. An exclusive and evocative space, perfect for moments of relaxation and conviviality in the open air, a real added value for those who want to experience the historic center without sacrificing outdoor spaces.

The entrance opens directly onto the living area, a refined environment characterized by a striking stone fireplace that gives warmth and character. The kitchen, custom made with professional fires, is designed to combine aesthetics and functionality and is connected to a perimeter balcony that runs along the inner side of the house, offering brightness and visual continuity to the spaces.

The sleeping area consists of a spacious master bedroom with walk-in closet and en suite bathroom. We then find a second bedroom and an additional windowed bathroom equipped with shower.

The property represents a unique solution thanks to its privileged location and terrace livable all year round, a true luxury in the heart of the city.

The sleeping area consists of a spacious master bedroom with walk-in closet and en suite bathroom. We then find a second bedroom and an additional windowed bathroom equipped with a shower.

The property represents a unique solution thanks to its privileged location and terrace livable all year round, an authentic luxury in the heart of the city.



#### Contact partner

For further information, please contact your contact person:

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