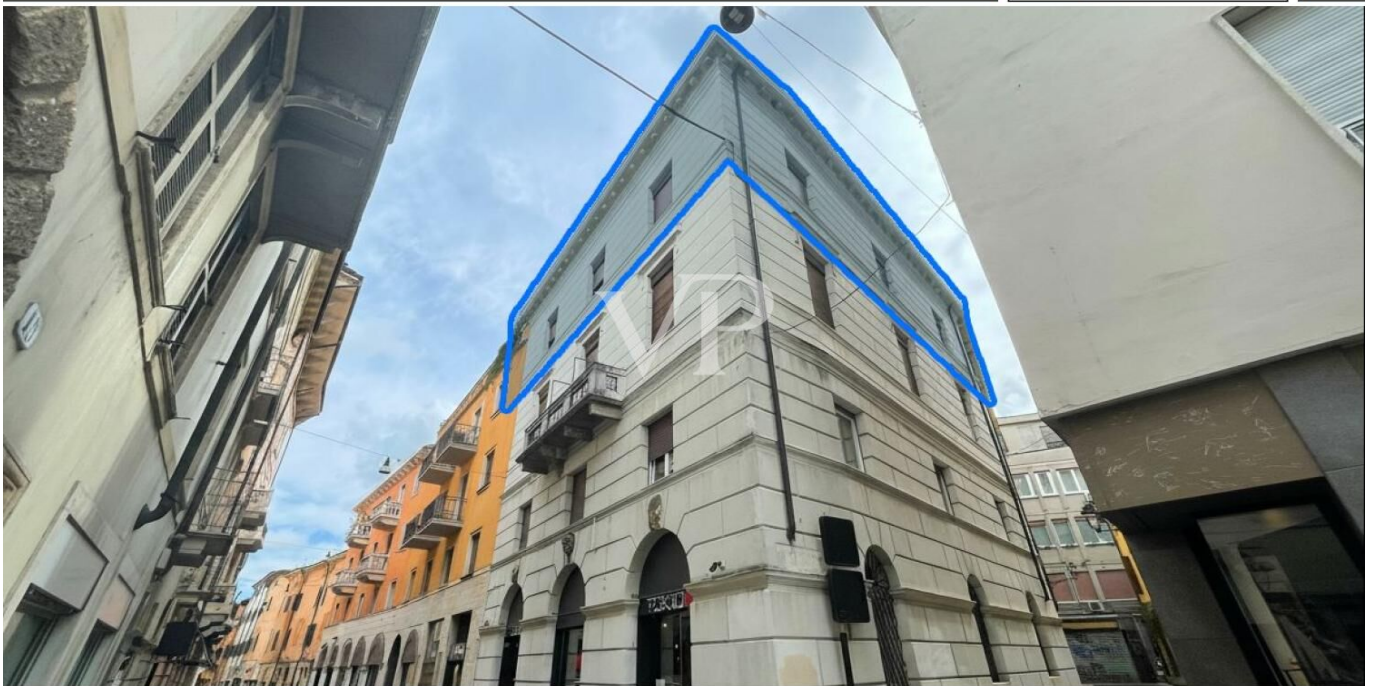


Verona

Top floor behind Piazza Bra - Arena di Verona

Property ID: IT254922398



www.von-poll.it

PURCHASE PRICE: 0 EUR • LIVING SPACE: ca. 170 m² • ROOMS: 5

Property ID: IT254922398 - 37126 Verona

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

Property ID: IT254922398 - 37126 Verona

At a glance

Property ID	IT254922398
Living Space	ca. 170 m²
Floor	3
Rooms	5
Bedrooms	3
Bathrooms	3
Year of construction	1900

Purchase Price	On request
Commission	Soggetto a commissione
Total Space	ca. 195 m²
Equipment	Terrace

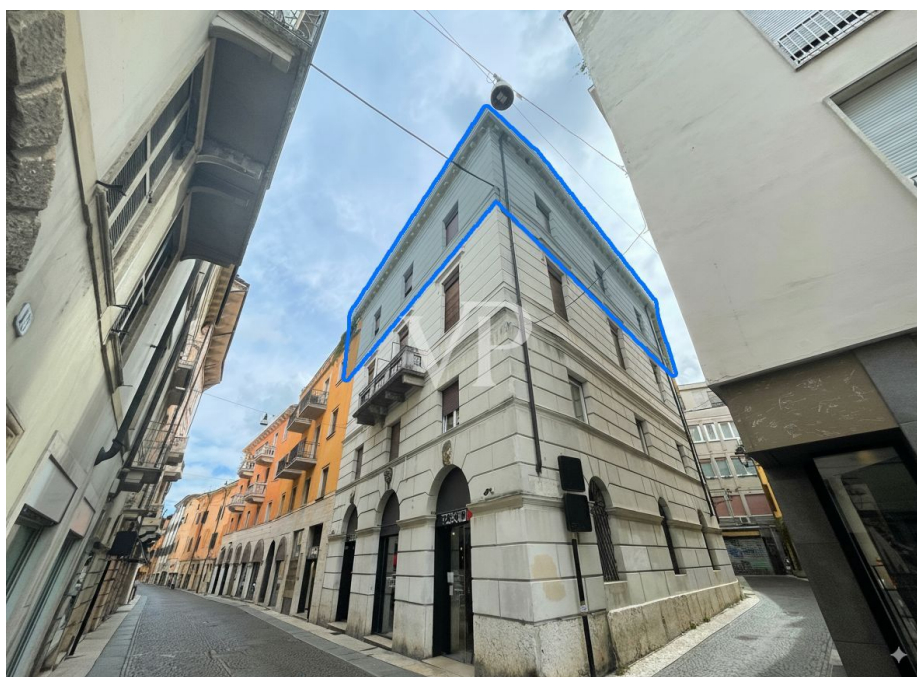
Property ID: IT254922398 - 37126 Verona

Energy Data

Type of heating	Central heating	Energy Certificate	Energy demand certificate
Energy certificate valid until	20.01.2032	Final Energy Demand	113.04 kWh/m²a
		Energy efficiency class	E

Property ID: IT254922398 - 37126 Verona

The property



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The property



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The property



Ministero delle Infrastrutture e dei Trasporti

ATTESTATO DI PRESTAZIONE ENERGETICA DEGLI EDIFICI

CODICE IDENTIFICATIVO: _____

VALIDO FINO AL: 20/01/2032

DATI GENERALI

Destinazione d'uso

☒ Residenziale
☐ Non residenziale

Oggetto dell'attestato

☐ Intero edificio
☒ Unità immobiliare
☐ Gruppo di unità immobiliari
☐ Numero di unità immobiliari di cui è composto l'edificio: 29

☐ Nuova costruzione
☒ Passaggio di proprietà
☐ Locazione
☐ Ristrutturazione importante
☐ Riqualificazione energetica
☐ Altro:

Classificazione D.P.R. 41/2003, E.1(1)

Dati identificativi

Regione: Veneto
Comune: Venezia
Indirizzo: Via Carlo Cattaneo
Piano: _____
Interno: _____
Coordinate GPS: 45.6394, 10.9913

Zona climatica: E
Anno di costruzione: 1900
Superficie utile riscaldata (m²): 184,92
Superficie utile raffrescata (m²): 0,00
Volume lordo riscaldato (m³): 646,86
Volume lordo raffrescato (m³): 0,00

Comune catastale: Venezia(L81)

Subalterno: _____

Sezione: _____

Foglio: 182

Particella: 247

Altri subalterni: _____

181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524	525	526	5
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Property ID: IT254922398 - 37126 Verona

A first impression

Behind Piazza Bra we propose an apartment located on the third and last floor of an elegant building. Spacious living room of which the furnishings define three distinct zones: dining area, sitting area, study area.

Characteristic undulating false ceilings that are not only decorative, but conceal the ducted air conditioning system, a sophisticated lighting system with spotlights, and the sound system with piped speakers.

The kitchen overlooks a balcony.

The apartment offers three bedrooms, each with different features: the master bedroom includes a private bathroom with whirlpool tub and a separate walk-in closet, the second master bedroom also has a walk-in closet, and the third bedroom has ample square footage.

In addition to the master double bedroom's private bathroom, we find a second bathroom with shower, integrated laundry area, a convenient storage room that optimizes space and a third bathroom.

The recently replaced elevator also reaches the basement where the garage is located.

The price also includes the attic on the fourth floor, a cellar in the basement.

Extra covered parking space.

Property ID: IT254922398 - 37126 Verona

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

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