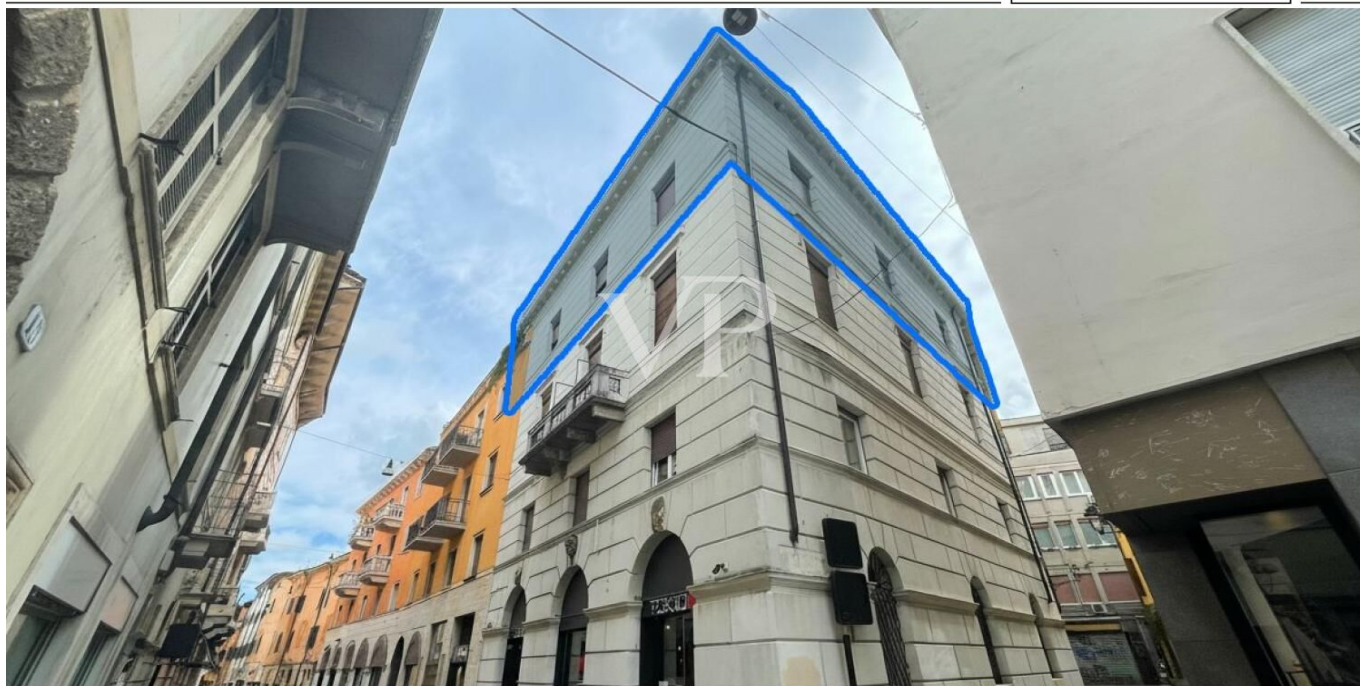


Verona

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

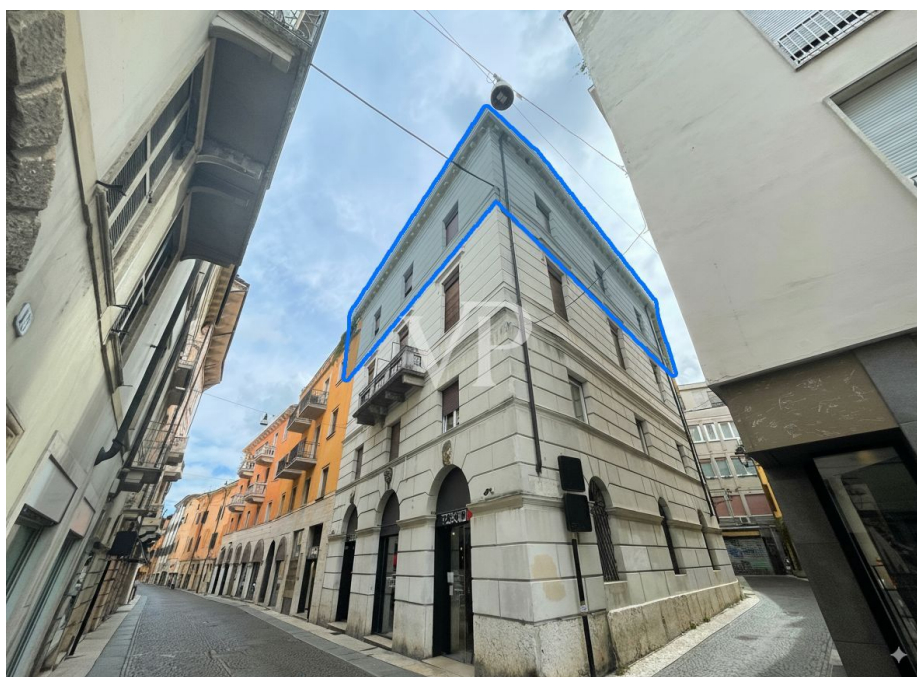
Property ID: IT254922398 - 37126 Verona

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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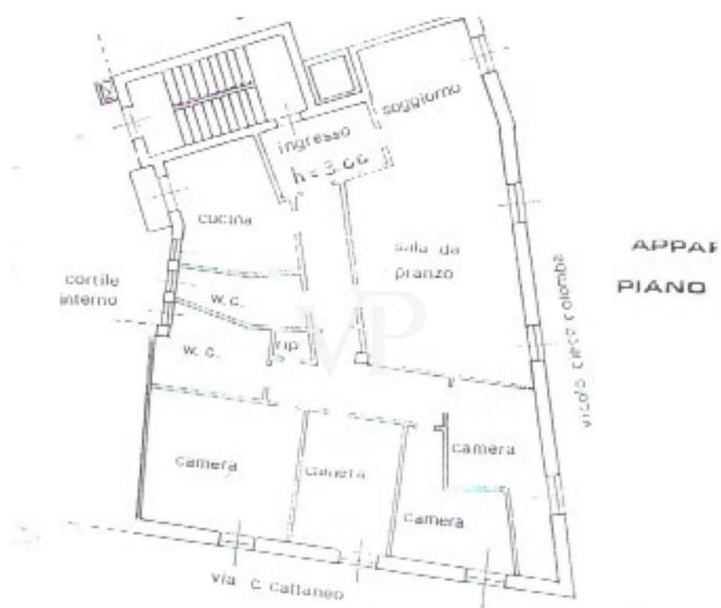
Property ID: IT254922398 - 37126 Verona

The property



Property ID: IT254922398 - 37126 Verona

The property



 Regione del Veneto	ATTESTATO DI PRESTAZIONE ENERGETICA DEGLI EDIFICI	 APE
COGNOME IDENTIFICATIVO: _____		VALIDO FINO AL: 20/11/2032

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 ☐ Localazione ☐ Riqualificazione importante ☐ Riqualificazione energetica Altro: _____

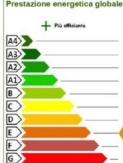
Classificazione D.P.R. 41/2003 E.1(1): _____

DATI IDENTIFICATIVI																																																																																																																																																																																																																	
 Regione: Veneto Comune: Verona Indirizzo: Via Carlo Cattaneo Piano: 3 Intero: _____ Coordinate GIS: 45.4394 - 10.9913	Zona climatica: E Anno di costruzione: 1900 Superficie utile riscaldata (m ²): 184,92 Superficie utile raffrescata (m ²): _____ Volume lordo riscaldato (m ³): 646,86 Volume lordo raffrescato (m ³): 0,00	<table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <th colspan="2">Comune catastale: Verucchio (781)</th> </tr> <tr> <th>Subalterno</th> <th>Sezione</th> </tr> <tr> <td> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <td>001</td><td>002</td><td>003</td><td>004</td><td>005</td><td>006</td><td>007</td><td>008</td><td>009</td><td>010</td><td>011</td><td>012</td><td>013</td><td>014</td><td>015</td><td>016</td><td>017</td><td>018</td><td>019</td><td>020</td><td>021</td><td>022</td><td>023</td><td>024</td><td>025</td><td>026</td><td>027</td><td>028</td><td>029</td><td>030</td><td>031</td><td>032</td><td>033</td><td>034</td><td>035</td><td>036</td><td>037</td><td>038</td><td>039</td><td>040</td><td>041</td><td>042</td><td>043</td><td>044</td><td>045</td><td>046</td><td>047</td><td>048</td><td>049</td><td>050</td><td>051</td><td>052</td><td>053</td><td>054</td><td>055</td><td>056</td><td>057</td><td>058</td><td>059</td><td>060</td><td>061</td><td>062</td><td>063</td><td>064</td><td>065</td><td>066</td><td>067</td><td>068</td><td>069</td><td>070</td><td>071</td><td>072</td><td>073</td><td>074</td><td>075</td><td>076</td><td>077</td><td>078</td><td>079</td><td>080</td><td>081</td><td>082</td><td>083</td><td>084</td><td>085</td><td>086</td><td>087</td><td>088</td><td>089</td><td>090</td><td>091</td><td>092</td><td>093</td><td>094</td><td>095</td><td>096</td><td>097</td><td>098</td><td>099</td><td>100</td> </tr> </table> </td> <td> <table border="1" style="width: 100%; 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Servizi energetici presenti		
☒ Climatizzazione invernale ☐ Climatizzazione estiva	☐ Ventilazione meccanica ☐ Prod. acqua calda sanitaria	☐ Illuminazione ☐ Trasporto di persone o cose

PRESTAZIONE ENERGETICA GLOBALE E DEL FABBRICATO

La sezione riporta l'indice di prestazione energetica globale non rinnovabile in funzione del fabbisogno dei servizi energetici presenti, nonché la prestazione energetica del fabbricato, al netto del rendimento degli impianti presenti.

Prestazione energetica del fabbricato	Prestazione energetica globale	Riferimenti				
  <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <th>INVERNO</th> <th>ESTATE</th> </tr> <tr> <td>  </td> <td>  </td> </tr> </table>	INVERNO	ESTATE			 + Più efficiente → Meno efficiente CLASSE ENERGETICA E EP_{globale} 113,04 kWh/m²·anno	Gli indicatori simili a questo anneranno in media la seguente classificazione: Se nuovo: C (78,79) Se esistente: E (113,04)
INVERNO	ESTATE					
						

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

To the Disclaimer of von Poll Immobilien GmbH

www.von-poll.com