

Vicenza

# Exclusive Semi-Detached Property with garden and independent access - Historic Center

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[www.von-poll.com](http://www.von-poll.com)???? ??????: 389.000 EUR • ??????????: ca. 110 m<sup>2</sup> • ??????????: 4

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Palace "Borghetto", whose name draws inspiration from the reconstruction of the historic hamlet of the "Carmini" is a project that brought to light ancient valuable details with the aim of creating spaces and places for "living well". It differs from other properties on the market today, for having been the subject of an integral reconstruction with the use of the most current plant and building technologies, but always respecting tradition. The proposed unit is characterized by independence and is located in an exclusive context consisting of a total of six apartments and three independent houses. The earth-sky solution, with independent access from the internal garden of exclusive relevance, is arranged on three levels. Develop the living area with all ancillary services on the ground floor and two large bedrooms with bathroom attached to the upper floors.

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Fine finishes with exposed wooden beams, light oak floors, white "class A" lacquered windows with low emission double glazing and Vicenza-style shutters, white lacquered internal doors, underfloor heating and cooling, ventilated roof, video intercom, bathroom fixtures suspended, these are just some of the standard features designed for this exclusive renovation.

The structure, thanks to a high soundproofing system, allows maximum privacy between the apartments, and is equipped with environmental certification, energy certification, acoustic certification, materials and systems certification and seismic certification according to the new and stringent safety standards required by law. on seismic risk. Possibility to combine one or more parking spaces, in the common underground garage, and a practical private cellar.



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The palace "Borghetto" is located close to the ancient Carmini church in the historic center, on the outer edge of the ZTL area. The position allows you to live in close contact with the historical part of the city and to rediscover traditions and ways of living too often forgotten, while simultaneously combining the modern practicality of returning directly home by car without the typical limitations of the ZTL. The heart of the historic center of Vicenza can be reached by leaving the house on foot, but the Palazzo, thanks to its secluded position, enjoys a particular quiet that reigns supreme all around. All services and activities related to contemporary living are accessible and usable both on foot and by bicycle, thanks also to the appreciated adjacent cycle path. Palaces, Museums, Institutions and Schools alternate with fine residences, small commercial activities and shops that characterize walks and the pleasure of living in the historic center.

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Palaze "Borghetto" is a careful renovation in the choice and use of natural materials such as Vicenza stone, brick and lime plaster for a house that breathes and lives with you. The latest plant technologies have been adopted for maximum comfort, anti-intrusion and anti-seismic safety and the best use of resources; all tested and certified. Acoustic insulation for the respect of privacy, double chamber lamellar fixtures, condensing boiler with independent calorie counters for each housing unit and floor heating and cooling systems are just some of the solutions adopted.

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*To Disclaimer of von Poll Immobilien GmbH*

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