

Apartment for Sale to Torino Area: Crocetta



107 sqm | Bathrooms: 2 | Bedrooms: 2 | Rooms: 3

Palazzo Verazzano, via G. da Verazzano corner of Via Vespucci in the Crocetta area, in this elegant and new building of innovative design, we offer a 107 sqm commercial apartment.

Internally the apartment consists of an entrance hall, a living area with a living-dining room with an open kitchen and sliding glass doors that open onto the large balcony equipped with a corner solar greenhouse, closed by folding glass walls and screened by brise-soleil; a sleeping area consisting of a double bedroom with en-suite bathroom with window, a second bedroom, a second bathroom, and a balcony facing Via Vespucci. The images show renderings of the interiors, as well as photos of the spaces being completed.

Main features: porcelain stoneware floors in the living area, oak parquet in the bedrooms; stoneware bathroom coverings; flush-fitting doors with steel handles; thermally insulated sliding external frames; tempered glass balcony and terrace parapets; the living room balcony is closed by glass walls and screened by brise-soleil; home automation system; provision for burglar alarm and video intercom. The cellar in the basement completes the offer.

Garage in the condominium garage starting from €55,000.00.

Palazzo Verrazzano is a prestigious building designed with low energy consumption requirements higher than those required by the European Community, which is a point of reference for NZEB (Nearly Zero Energy Building) architecture. This means that the building and thermo-acoustic components and the heating/cooling system were designed and built in parallel, thus allowing for an optimization that allows for significant savings in terms of energy consumption and pollution. Built with the most modern and efficient thermal and acoustic insulation techniques, Palazzo Verazzano allows its inhabitants both total well-being and maximum levels of environmental comfort and privacy. The small hanging gardens are designed to filter light, rebalancing the relationship between nature and construction. The balconies have folding solar greenhouses with glass panels. The brise-soleil, sunshades, on the facades protect and control radiation. Sensory comfort is enhanced by a floor air conditioning system with heat pump that creates an optimal atmosphere, without cold or hot areas. Each individual home has a UTA (air handling unit) that in addition to dehumidifying it, filters the air purifying

Il presente stampato ha valore puramente indicativo e non costituisce elemento contrattuale nè presupposto contrattuale.

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it with a UV lamp. The building is free of architectural barriers. Photovoltaic panels meet the energy needs of the common areas.
Possibility of deduction of the Earthquake Bonus: €48,000.00.00 in ten years.

Land registry updates possibly in progress. Therefore, all the data reported above do not constitute contractual elements or prerequisites.

Certifications

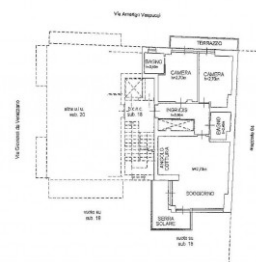
Energy Class:

Property details

Ref.: 13372	Reason: Sale
Type: Apartment	Region: Piemonte
Province: Torino	Municipality: Torino
Area: Crocetta	Price: € 460.000
Total sq.m.: 107 sqm	Bedrooms: 2
Bathrooms: 2	Rooms: 3
Total Floor: 4	Lift: Yes
No Barriers: Yes	Age Construction: 2022
Available: Yes	Garage: Shed

Features

Tv Antenna	Tv SAT	Air-Conditioned
Parquet	Wiring	Aluminum Frames



PLANIMETRIA INDICATIVA



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