

## for Sale to Torino Area: Crocetta



### **204 sqm | Bathrooms: 3 | Bedrooms: 3 | Rooms: 5**

#### **TWO-LEVEL PENTHOUSE WITH TERRACES**

Turin, Via G. da Verazzano corner of Via Vespucci, in the Crocetta area, on the 3rd and 4th floors of Palazzo Verazzano, a new building with an innovative design, we are selling a luxurious duplex penthouse with terraces, for a total of 204 commercial square meters.

On the highest floor (the last of the building), which has a dedicated access and an exclusive landing, there is the living area, sunny and completely open to the terrace, which is divided into an entrance hall, living room with double-height ceiling and windows, large kitchen-dining room, guest bathroom. The magnificent terrace, facing south-west and sunny, is enriched by vases with flowers and plants, a solarium and a convivial area making it an outdoor space to be fully enjoyed. The dining area has a large veranda balcony. On the 3rd floor, connected to the upper floor by an internal staircase, there is the sleeping area consisting of an entrance hall, a generously sized master bedroom with en-suite bathroom with window, glass walls that open onto the terrace with solar greenhouse and brise-soleil, two other bedrooms with balconies, one with en suite bathroom, and a third bathroom. The cellar completes the offer. Ideal housing solution for entertaining but also for enjoying tranquility and privacy.

Main features: oak parquet floors in the living area and bedrooms; stoneware bathroom coverings, countertop sinks, shower tray with anti-limescale tempered glass wall; flush-fitting doors with steel handles; sliding thermal break external frames; tempered glass balcony and terrace parapets; blackout curtains; home automation system; provision for burglar alarm and video intercom.

On the terrace, predisposition for swimming pool installation. Possibility to purchase a garage in the condominium garage starting from € 55,000.00.

The penthouse is being completed. Among the images we offer some renderings.

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

**Chiusano & C. Torino**

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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 architecture (Nearly Zero Energy Building). This means that the building and thermo-acoustic components and the heating/cooling system were conceived and built in parallel, thus allowing 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 a heat pump that creates an optimal atmosphere, without cold or hot areas. Each individual home has an ATU (air handling unit) that in addition to dehumidifying it, filters the air, purifying 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.:** 13383

**Reason:** Sale

**Type:**

**Region:** Piemonte

**Province:** Torino

**Municipality:** Torino

**Area:** Crocetta

**Price:** € 1.270.000

**Total sq.m.:** 204 sqm

**Bedrooms:** 3

**Bathrooms:** 3

**Rooms:** 5

**Total Floor:** 4

**Lift:** Yes

**No Barriers:** Yes

**Age Construction:** 2022

**Available:** Yes

**Garage:** Shed

## Features

Air-Conditioned

Parquet

Aluminum Frames



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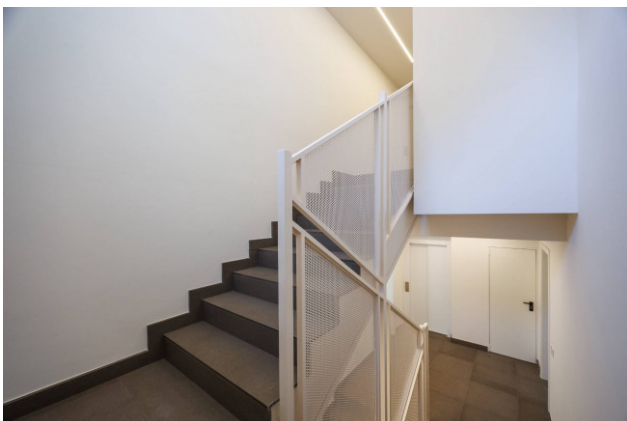
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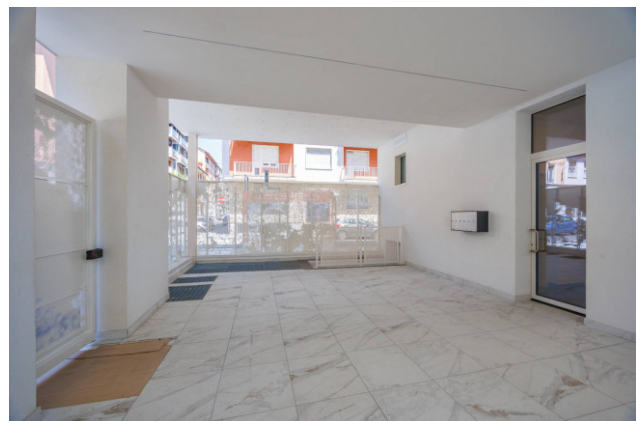
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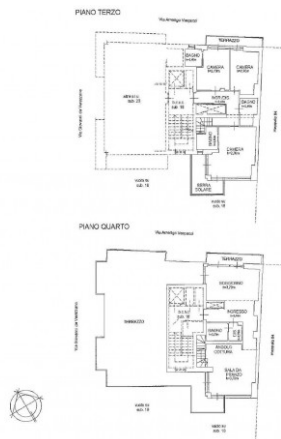
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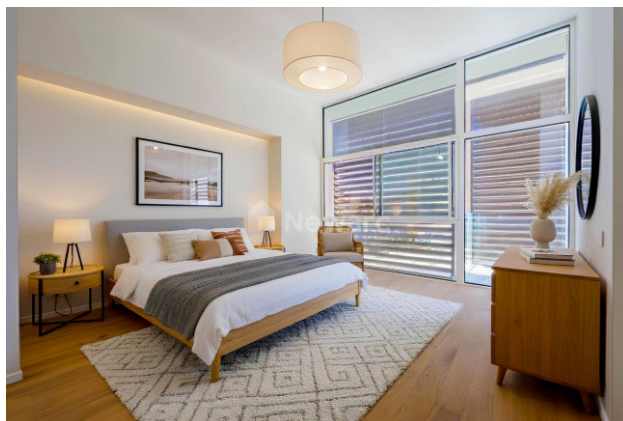
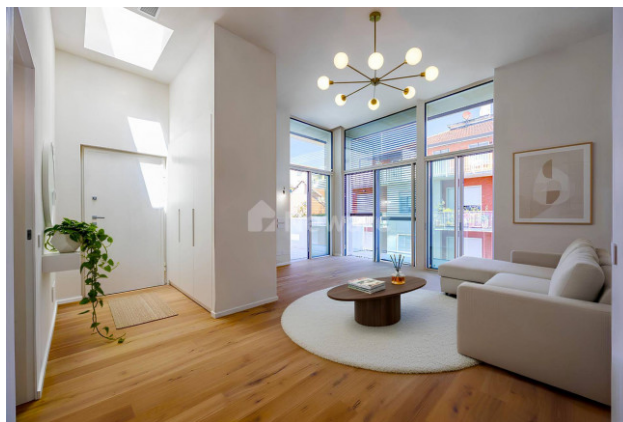
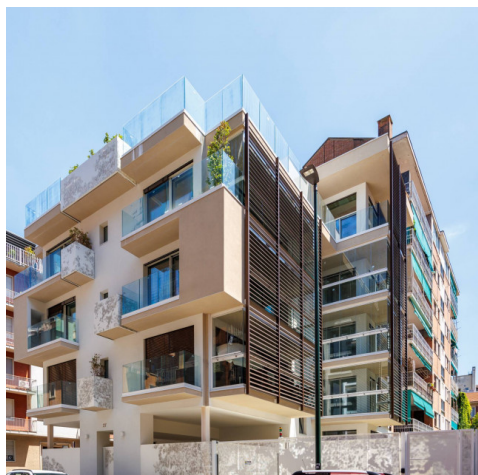
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PLANIMETRIA INDICATIVA



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