

## Apartment for Sale to Torino Area: Crocetta



### 95 sqm | Bathrooms: 2 | Bedrooms: 2 | Rooms: 3

Palazzo Verazzano, Via G. da Verazzano corner of Via Vespucci, on the 3rd floor of a newly constructed and innovatively designed building, we are selling an elegant 95 sqm commercial apartment.

The apartment consists of an entrance hall, living area with living-dining room with open kitchen and sliding glass doors that open onto a large balcony-solar greenhouse, screened by brise-soleil, the sleeping area with a double bedroom with en-suite bathroom and balcony, second bedroom with corner balcony, second bathroom with window. The images offer renderings of the interiors, in addition to photos of the spaces being completed.

Main features: oak parquet floors in the living area and bedrooms; bathroom coverings in stoneware, shower tray with tempered anti-limescale glass wall; flush-fitting doors with steel handles; external sliding thermal break fixtures; balcony and terrace parapets in tempered glass; 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 Verazzano 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

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**Chiusano & C. Torino**

Via Pastrengo, 29 - Torino (TO) - Phone number 0115682858

chiusano@chiusano.com - <https://www.chiusano.com>

V.A.T. 03113370013

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:**

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## Property details

**Ref.:** 13386

**Reason:** Sale

**Type:** Apartment

**Region:** Piemonte

**Province:** Torino

**Municipality:** Torino

**Area:** Crocetta

**Price:** € 465.000

**Total sq.m.:** 95 sqm

**Bedrooms:** 2

**Bathrooms:** 2

**Rooms:** 3

**Total Floor:** 4

**Lift:** Yes

**No Barriers:** Yes

**Age Construction:** 2022

**Available:** Yes

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## Features

Air-Conditioned

Parquet

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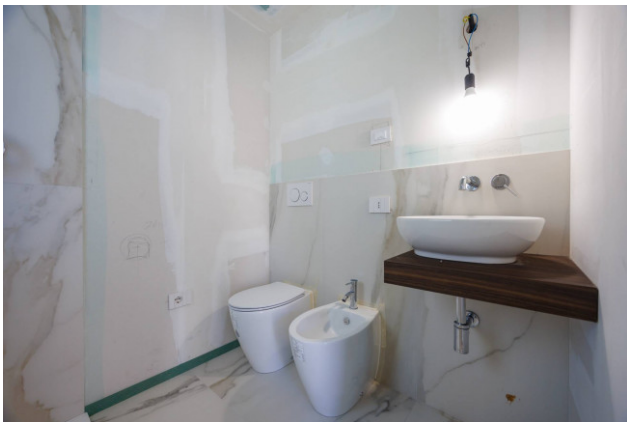
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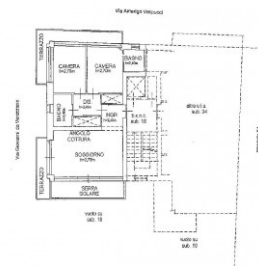
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PIANO TERZO



PLANIMETRIA INDICATIVA



PLANIMETRIA INDICATIVA

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