

## for Sale to Torino Area: Cit Turin



### **87 sqm | Bathrooms: 1 | Bedrooms: 1 | Rooms: 2**

In the heart of Cit Turin, one of Turin's most exclusive neighborhoods, just steps from Corso Francia, the metro, Porta Susa, and the lively Piazza Benefica market, lies a unique residential solution.

A perfect opportunity for those seeking an innovative, modern, and unconventional environment.

Located in an elegant new building (Energy Class A/2), this ground-floor apartment is the perfect combination of refined design and cutting-edge technology.

Thanks to Class A/2, you will have access to green mortgages, an additional advantage for those who want a modern and sustainable home.

You will be entitled to the tax credit accrued by the seller for the purchase of a property renovated by a builder.

To date, this credit amounts to approximately €25,000.00, deductible over 8 years (approximately €3,100.00 per year).

The property comprises a living room with kitchenette, well-connected to the sleeping area with bedroom and bathroom; an internal staircase leads to the basement, which features a rumpus room and a convenient storage room.

Outside, an exclusive area represents a real added value: an ideal space for relaxing outdoors or parking your car in front of the entrance, already equipped with an electric charging station. (Asking price €15,000).

Among the most advanced features:

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

**Chiusano & C. Torino**

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

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V.A.T. 03113370013

Controlled mechanical ventilation for always healthy air  
Underfloor heating and air conditioning for maximum comfort in every season  
Remote intercom for smart entry management  
Amazon Locker for parcel collection in the condominium  
Condominium video surveillance for uncompromising security  
Low running costs, with a heating estimate of €296.00

Land registry updates may be in progress. Therefore, all the above information does not constitute contractual elements or conditions.

## Property details

<b>Ref.:</b> 13707	<b>Reason:</b> Sale
<b>Type:</b>	<b>Region:</b> Piemonte
<b>Province:</b> Torino	<b>Municipality:</b> Torino
<b>Area:</b> Cit Turin	<b>Price:</b> € 235.000
<b>Total sq.m.:</b> 87 sqm	<b>Bedrooms:</b> 1
<b>Bathrooms:</b> 1	<b>Rooms:</b> 2
<b>Total Floor:</b> 4	<b>Lift:</b> Yes
<b>Age Construction:</b> 2022	<b>Condo fee:</b> € 53
<b>Available:</b> Yes	

## Features

Air-Conditioned	Telephone System	Shower
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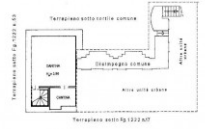
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PIANO TERRA  
1222 mq



PIANO PRIMO SOTTERRANEO

PLANIMETRIA INDICATIVA



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