

Apartment for sale in Bologna

San Vitale

€ 614.000

Ref. CBI145-2073-1-4



126 sq.m. | Bathrooms: 2 | Bedrooms: 2 | Rooms: 4

Bologna - Via San Vitale Adjacency

Via San Sigismondo - Apartment - Four-room apartment - 126 m2 - New business - Exclusive loggia

In the San Vitale district, the heart of the city of Bologna, a stone's throw from the main shopping and leisure streets, a four-room apartment of approximately 126 m2 is for sale with entrance, large living room with kitchenette, bathroom on the floor with window, suite with exclusive bathroom, further double bedroom, study, two closets and exclusive loggia, if desired, possible availability of a cellar (9 m2). The historical features of the first floor have been preserved and will remain in its original configuration with high frescoed ceilings. Possibility of tax benefits in favor of the buyer.

The project consists of a BUILDING RENOVATION of a pre-existing historic building in the heart of the San Vitale district of Bologna and presents itself as a combination of tradition and innovation thanks to the meticulous attention to preserving the historical characteristics of the building while incorporating them into the typical comfort of modern homes. Great attention has been paid to the elegance and refinement of the FINISHES, which can be customized based on the needs of each customer.

Thanks to cutting-edge plant systems and high-performance building envelopes, the buildings are designed to achieve the highest level of ENERGY CLASS A.

Other MAIN FEATURES of the intervention are: the installation of the lift in the stairwell, PVC window frames, central heating system (each real estate unit will however be equipped with direct consumption metering), preparation of an independent cooling system, electrical system with home automation system, chronothermostat in each main room and video intercom system.



Ref. 2073-1-4
Broker Manager Pasquale Fusco
(Non-binding document for contractual purposes)

Certification

Energy Class: A1

Features

Property ID: CBI145-2073-1-4	Contract: Sale
Categoria: Apartment	Address: Via San Sigismondo
Zip Code: 40100	Municipality: Bologna
Zona: San Vitale	Total sqm: 126 sq.m.
Bedrooms: 2	Bathrooms: 2
Rooms: 4	Internal condition: Restored
Floor: 1	Total floors: 3
Independent heating: Central Heating with Counter	Lift: Yes
Date of construction: 2024	Terrace: Present, 8 sq.m.
Kitchen: Exposed Kitchen	

Rooms

Loggia : 8 sq.m.





