



Eden House

AGENCY — BOLOGNA

BOLOGNA — EMILIA-ROMAGNA

ELEGANCE, TECHNOLOGY AND COMFORT

€ 730.000

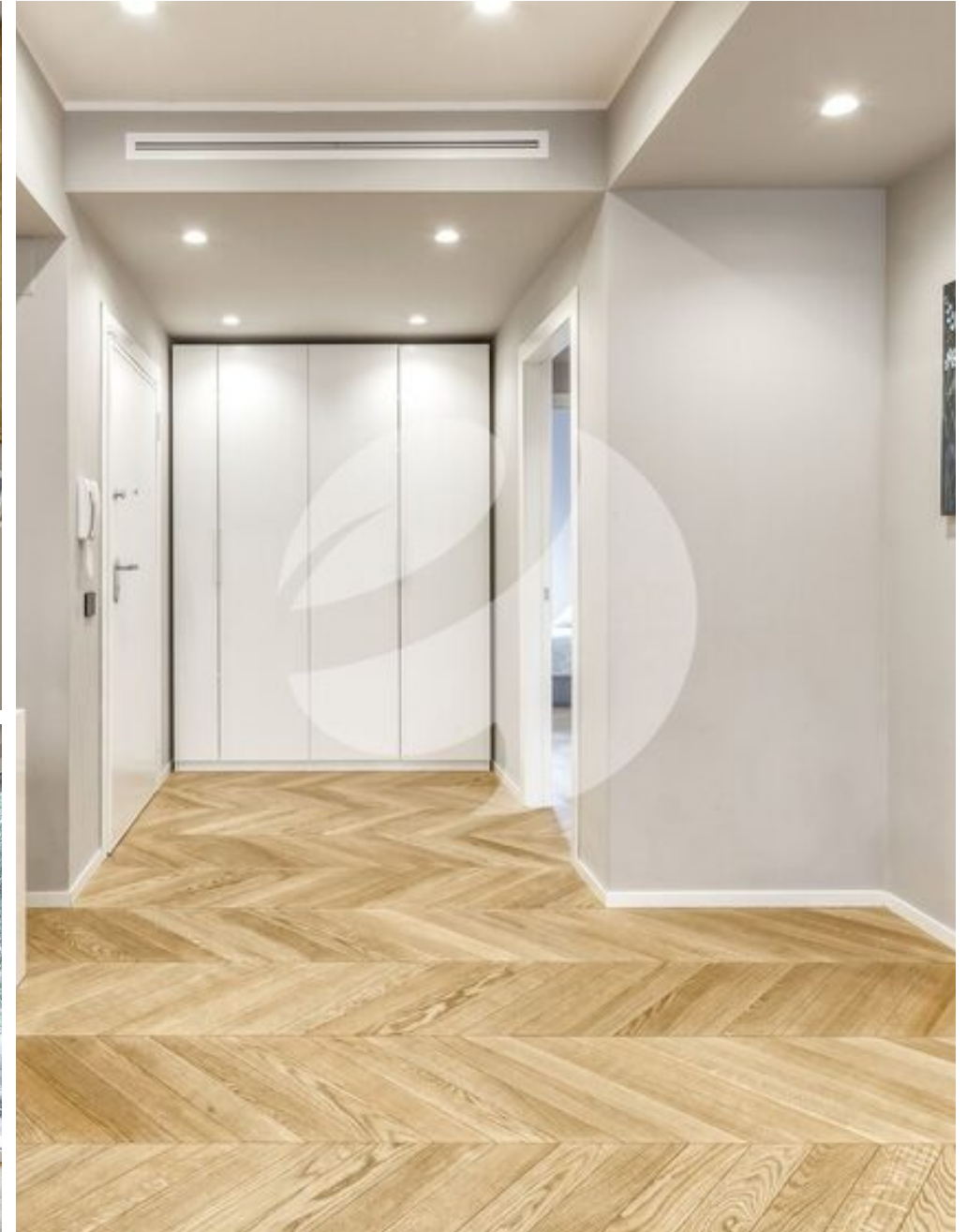
PRICE

130 m²

SQUARE METRES

4

ROOMS



DESCRIPTION

ELEGANCE, TECHNOLOGY AND COMFORT

Bologna (BO) - Via Giacomo Antonio Pertini - RIF. EH114 Wonderful four-room apartment of 130 square meters, an ideal housing proposal for those who want to live in a contemporary space, functional and finished with attention to every detail. The entrance leads to an extremely bright double living room with open kitchen, a large and impactful environment, perfect both for daily life and for receiving guests. The sleeping area, well organized, includes three bedrooms and two bathrooms with a modern style. The property stands out for its very high energy efficiency in Class A2, ensured by 12 cm internal thermal insulation, underfloor heating with smart thermostats in each room and controlled mechanical ventilation system with dehumidification and heat recovery, which guarantees always clean air and low consumption. Two-tone aluminum window frames with integrated mosquito nets and coordinated electric shutters complete a high-performance building envelope, further enhanced by Ytong interior masonry, which provides excellent thermal and acoustic

insulation. The home is fully home automation, equipped with Bticino Living Now electrical system and management by application of heating, VMC, lighting, shutters, loads of major appliances, alarm system and front door. Security is ensured at the highest level thanks to a wired alarm system with curtain sensors on windows and balconies and keyless access that can be used via app, code or fingerprint. Living comfort is further enhanced by ducted air conditioning with elegant designer vents and a water treatment system with water softener. The elegant and upscale bathrooms feature walk-in showers flush with the floor, opaque sanitary ware and resin finishes combined with custom-made wall tiles. The kitchen, the true centerpiece of the living area, is designed by Meson's with Dekton cabinets and island, complete with Neff appliances for ovens and induction hob, as well as Bosch refrigerator and dishwasher. The property benefits from triple exposure, two of which have totally open views, providing great brightness throughout the day....

 **130 m²**
AREA

 **4**
ROOMS

 **2**
BATHROOMS

 **€ 730.000**
PRICE

FEATURES



WIDE
SPACES



LUXURIOUS
FURNISHINGS



CLASS A



LUXURIOUS
FINISHES



EXCLUSIVE
POSITION



Eden House

CONTACTS

Book a visit

Contact us for more information
or to schedule a viewing.



PHONE

00390512846104



EMAIL

ceo@edenhouse.me



ADDRESS

Via Saragozza 112/O, Bologna, Bologna