



## BARONI LUXURY HOUSES

AGENCY — PARMA

PARMA — EMILIA-ROMAGNA

A DWELLING  
THAT MAKES  
ITS MARK WITH  
EXCLUSIVE TERRACE.

€ 960.000

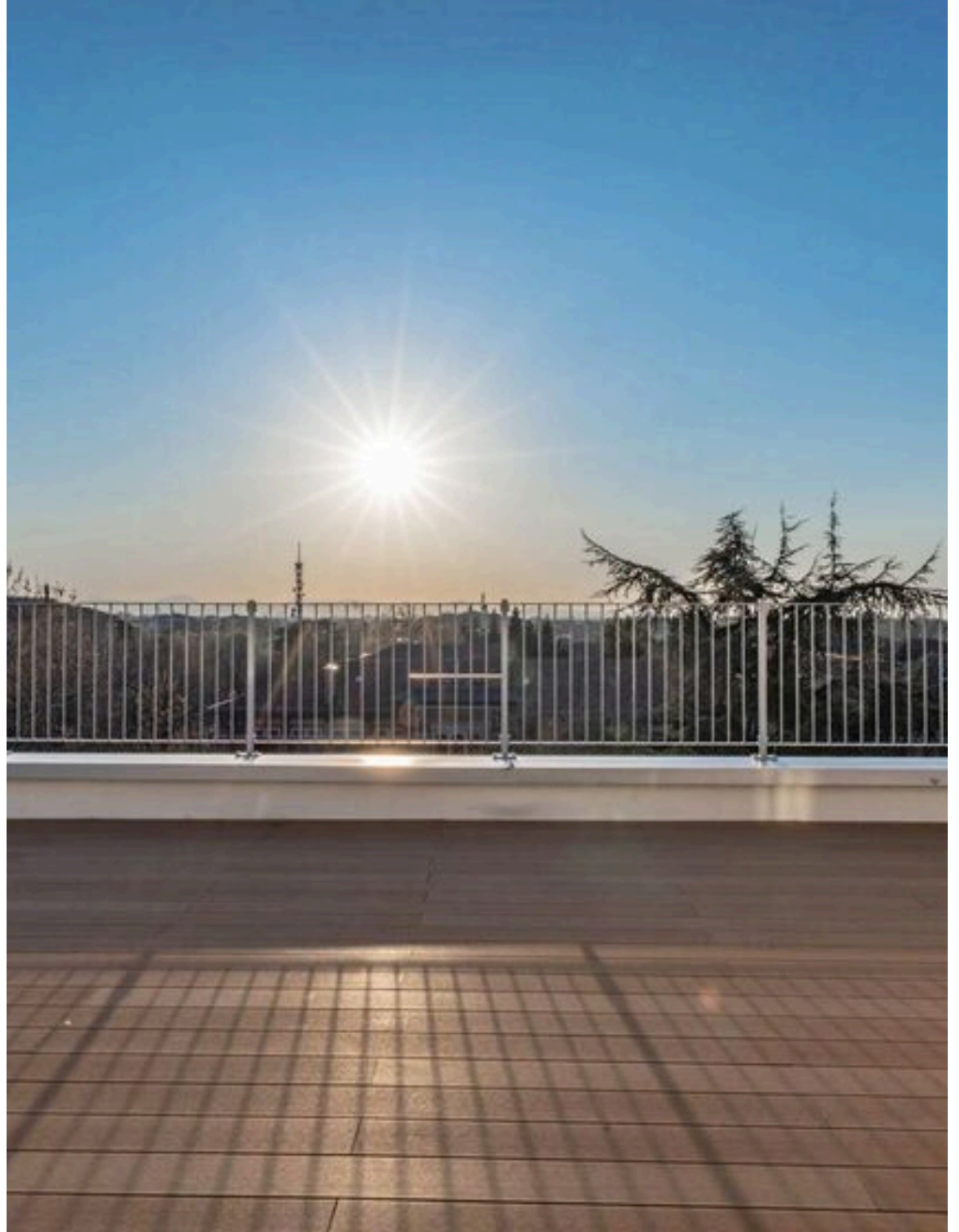
PRICE

230 m<sup>2</sup>

SQUARE METRES

4

ROOMS



## DESCRIPTION

# A DWELLING THAT MAKES ITS MARK WITH EXCLUSIVE TERRACE.

WE PROPOSE REFINED APARTMENT AVAILABLE ON 2 LEVELS of 200 sqm.+ 60 sqm. of OPEN-SCALE TERRACE, IDEAL FOR THOSE LOOKING FOR EXCLUSIVITY, CONFIDENTIALITY AND BRIGHT SPACES. Inside composed of: 5th floor: the entrance opens onto a large open space living room, enriched by a fireplace and overlooking the glazed veranda and balcony, which give natural light and an elegant continuity between inside and outside. The sleeping area houses two double bedrooms: one with a private bathroom and the other with a walk-in closet. A comfortable open staircase, with iron structure and wooden treads, connects the upper floor with style and lightness. 6th floor: large and bright studio overlooking the wonderful terrace of 60 sqm, ideal for moments of relaxation in the open air or to receive guests. Completing this level is the third double bedroom with private bathroom and a second service terrace. The property is complete with a double garage in length at the price of € 70,000.00, in addition to the price of the apartment. Ape in progress. Ordinary condominium expenses amounting

to € 6,000/00annual including heating, hot and cold water, elevator, cleaning and administrator. Possibility to acquire the tax relief of part of the renovation, amounting to € 48,000.00 deductible in 10 annuities. PARMA, In the most elegant and sought after area of the Citadel, in Viale Solferino, we propose an exclusive apartment completely renovated in 2026: a rare solution, ideal for those who want generous environments, large outdoor spaces and a high level of living comfort. A home designed to be fully lived in, where natural light, terrace and quality finishes become distinctive elements. Walking through the front door you are greeted by a large representative living room, bright and airy, enhanced by a fireplace that gives character and atmosphere to the environment. The floors in fine parquet planks of large format give continuity, elegance and warmth to all spaces. The real protagonist of the property is the extraordinary terrace of 60 square meters: an exclusive environment that gives an open outlook, light and a pleasant feeling of freedom....

 **230 m<sup>2</sup>**  
AREA

 **4**  
ROOMS

 **2**  
BATHROOMS

 **€ 960.000**

## FEATURES



WIDE SPACES



COMFORTABLE TO THE SERVICES



LUXURIOUS FINISHES



EXCLUSIVE POSITION



BARONI LUXURY HOUSES

## CONTACTS

### Book a visit

Contact us for more information or to schedule a viewing.



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