

# Apartment

## Confidential Negotiation

### Ref. AC99-2822



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

In Sora in Via Marsicana we offer for sale elegant apartments of different types.

In the center of Sora, in the North-East area, in Via Marsicana, a residential complex of 12 apartments and 2 penthouses with fine finishes is born. Sizes range from 95 square meters to 115 square meters net for apartments and 80 square meters net for penthouses + 170 square meters of terrace. The Garage/cellar located on the Basement floor, reachable by elevator, is included in the price.

#### TYPE OF APARTMENTS FOR SALE

The types of apartments vary from 2 to 3 bedrooms, with kitchen, bathroom with shower, living area, and laundry room or study for the major types. All apartments have large loggias and balconies.

The penthouses consist of living room and kitchen in open space, bathroom with shower, 2 bedrooms, bathroom with bathtub, in the Superactive we can have 1 Double Bedroom with skylight, bathroom with shower and walk-in closet area, all accompanied by a large terrace completely illuminated and wonderful panoramic view.

#### FEATURES OF THE CONDOMINIUM

The condominiums can take advantage of the shared outdoor space, the outdoor parking spaces, inside the Residence and for their guests of external parking spaces connected to the Residence by a pedestrian gate. The complex has been conceived according to the North American conception in such a way as to guarantee all residents maximum comfort. We focused on selecting the condominiums that live there, the efficiency of supplies, the safety of people and things and services of various kinds.

### Finishes

The interior floors of the apartments are made of stoneware (living area) and wooden parquet "doussié gold" (sleeping area); the internal fixtures in solid wood "Tipo Bozzato", Portoncino Armored with wood cladding, external fixtures in aluminum "All.CoWood" internal oak wood and aluminum dyed external wood equipped with "low emissive" glass, the Aluminum Shutter "rounded profile" "Kikau type". The systems are Thermosingolo with condensing boiler "Ferrolì" aluminum radiators "Ferrolì". Electrical system with satellite socket, Color video intercom, Alarm System Preparation including "contacts and vaults", Preparation of air conditioning system including "pipes, condensed discharges. Sound insulation on the floor to eliminate trampling noise. Sound insulation of the internal partition walls of the properties.

## Certification

**Energy Class:** C

## Property Informations

<b>Address:</b> Via Marsicana, snc	<b>Zip Code:</b> 3039
<b>Bedrooms:</b> 2	<b>Bathrooms:</b> 2
<b>Rooms:</b> 4	<b>State of Preservation:</b> Excellent
<b>Level:</b> Multi-Storey	<b>Total Floor:</b> 6
<b>Parking:</b> Carport	<b>Lift:</b> Yes
<b>Age Construction:</b> 2012	<b>Balconies:</b> Present
<b>Terrace:</b> Present	<b>Garden:</b> Common
<b>Kitchen:</b> Kitchenette	<b>Box:</b> Single

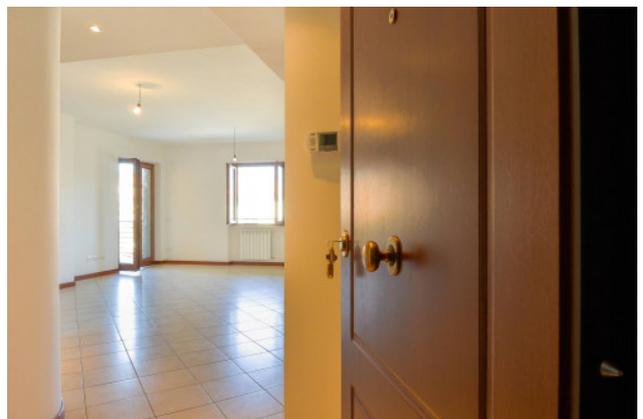
## Features

Terrace: 177 □	Tv Antenna: Autonomous	Porch
Tv SAT: Autonomous	Closet	ADSL Coverage
Cellar	Air-Conditioned	Parquet
Telephone System	Wiring: By Law	Shower
Wooden Window Frames	Aluminum Frames	Predisposition for Alarm
Shutters		

## Nearby

Gyms	Spa	Fitness Centers	Playgrounds
Public Transport	Kindergarten	Elementary Schools	Schools
High Schools	Cafe	Post Offices	Municipal Offices







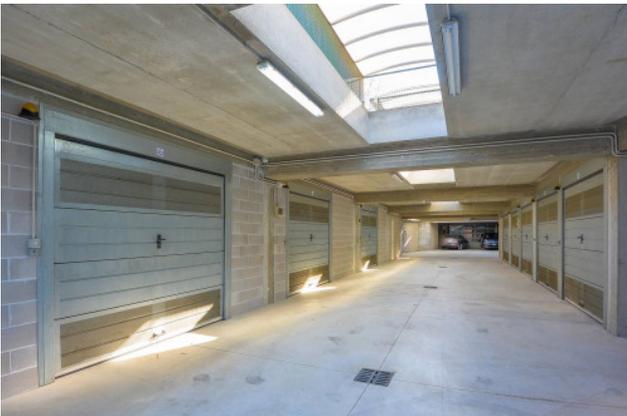


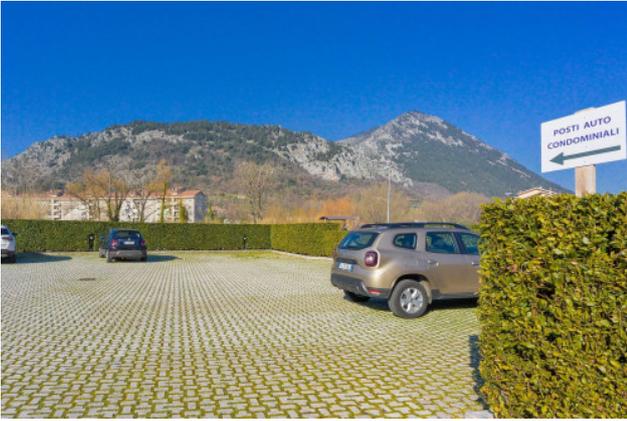


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