

## Apartment for Sale to Torino Area: Gran Madre - Crimea



### 220 sqm | Bathrooms: 3 | Bedrooms: 3 | Rooms: 5

In the prestigious residential complex "Thovez 23" built in 2020, in the exclusive Crimea area, two-level apartment on the fourth and top floor with double exposure and a livable terrace overlooking the surrounding greenery, consisting of a living room entrance onto a large living room with dining area and open kitchen, hallway / laundry room with custom-made wardrobes, guest bathroom with shower, a designer staircase in wood and glass leads to the high attic floor, total white, with four bright panoramic dormers consisting of a master room with large walk-in closet and en suite bathroom, two other bedrooms, bathroom with comfortable shower. Armored door with automatic security lock, underfloor heating and cooling system powered by a geothermal system with heat pumps and VMC air recirculation system, volumetric and perimeter burglar alarm system, video intercom and video surveillance, absence of architectural barriers. Heating costs also include summer cooling and centralized hot water. Uncovered parking space and cellar complete the property. Possibility to purchase a large single garage of 20 m2 located in the basement and connected to the elevator. Large condominium park with pedestrian path along the entire fenced and monitored perimeter, concierge service and video surveillance in all common areas. Stations for charging electric cars and ecological area.

APE Class A3 EPgl,nren 34.85 Kwh/m2 with high energy savings and efficiency and home automation system.

Cat A/2 RCE 2.003,85

### Property details

Ref.: 13149

Reason: Sale

Type: Apartment

Region: Piemonte

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

chiusano@chiusano.com - <https://www.chiusano.com>

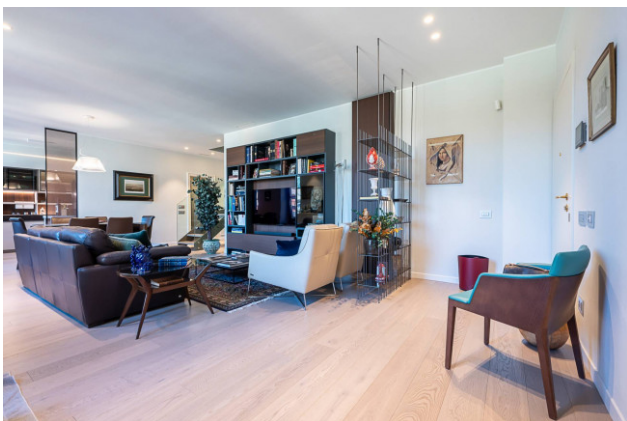
V.A.T. 03113370013

<b>Province:</b> Torino	<b>Municipality:</b> Torino
<b>Area:</b> Gran Madre - Crimea	<b>Price:</b> € 1.050.000
<b>Total sq.m.:</b> 220 sqm	<b>Bedrooms:</b> 3
<b>Bathrooms:</b> 3	<b>Rooms:</b> 5
<b>Total Floor:</b> 5	<b>Lift:</b> Yes
<b>No Barriers:</b> Yes	<b>Age Construction:</b> 2020
<b>Condo fee:</b> € 300	<b>Available:</b> Yes
<b>Garage:</b> Single, 20 sqm	

## Features

Tv Antenna	Tv SAT	Closet
Air-Conditioned	Parquet	Wiring
Sanitary Suspended	Shower	Wooden Window Frames
Shutters		





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