

# Viale Alberto Mario

Rif: T2248



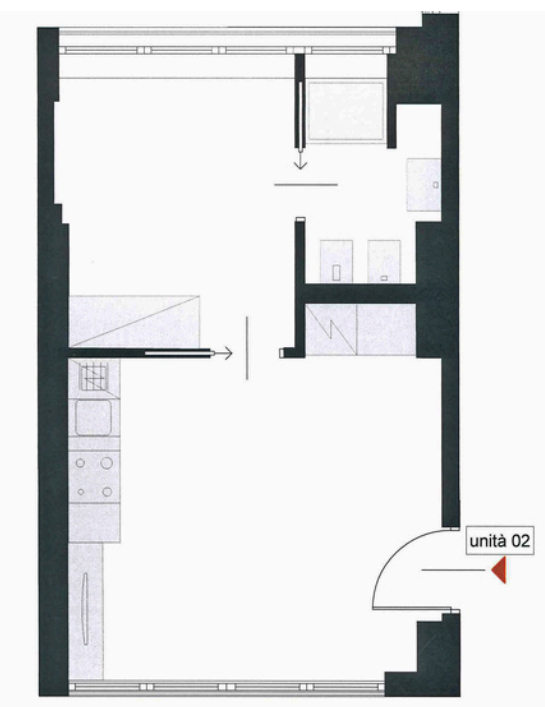
\*AM32: The New Semi-Detached Real Estate Development\*\*

Welcome to AM32, an exclusive semi-detached real estate development consisting of five elegant apartments in a private internal building. This development reflects all the new efficiency criteria, class B energy certification, each apartment is equipped with a sophisticated lighting system and controlled mechanical ventilation in all rooms, which ensure excellent air quality and a pleasant atmosphere ; in addition to the high-quality latest generation materials used for the renovation.

The pedestrian access, from a private alley, leads to an exclusive area dedicated to parking motorbikes/bicycles, combining convenience and comfort in a serene and welcoming environment. AM32 represents a perfect fusion of modernity and privacy, ideal for those looking for a contemporary and intimate solution.

Unit 2 – 43sqm two-room apartment composed of entrance hall, living room with open kitchen complete with appliances, bedroom and bathroom with window. Custom wardrobes. Central heating with thermostats, independent air conditioning system with split and controlled mechanical ventilation in all environments. Armored door, video intercom, sophisticated lighting system and concierge service. Tarkett planks floors, porcelain stoneware shower coverings. Price € 290,000. Energy rating B – 109.88 kWh/sqma. For information tel. 024984412 Monti32 Immobili www.monti32.it

Information	
Price	€ 290.000
Square footage	43 mq
Year of construction	1960
Floor	Basement
Maintenance	New never lived in
Rooms	1
Kitchen	Open
Bathrooms	1
Box	Possibility of parking space
Heating system	Centralized
Condominium fees	€ 732
Energy rating	B - 109,88 kWh/sqma



**monti32**  
I M M O B I L I

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