



## Eden House

AGENCY — BOLOGNA

BOLOGNA — EMILIA-ROMAGNA

# EXCLUSIVE, UNIQUE, QUADRUPLE LIVING TERRACE

€ 795.000

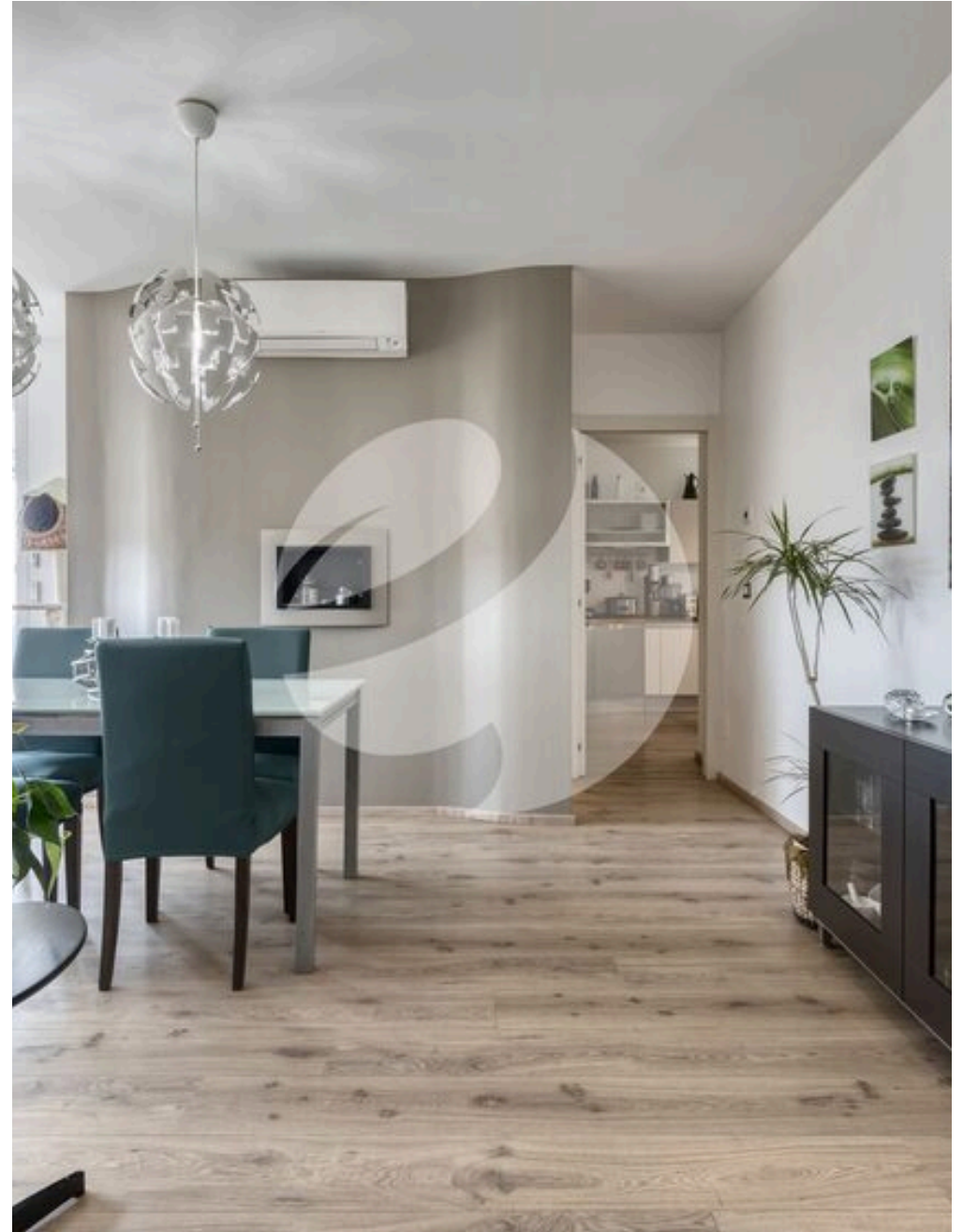
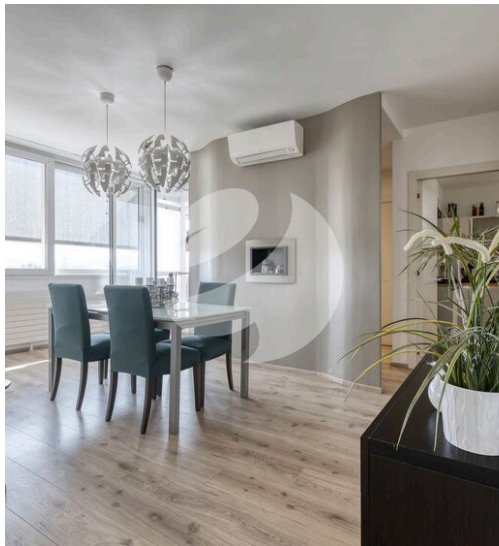
PRICE

258 m<sup>2</sup>

SQUARE METRES

0

ROOMS





## DESCRIPTION


# EXCLUSIVE, UNIQUE, QUADRUPLE LIVING TERRACE


Exclusive penthouse on three levels with four livable terraces on Illic Uljanov Lenin Avenue. In one of the most functional and well served areas of Bologna, we propose a penthouse of rare availability, free on three sides and developed on several levels, capable of offering always bright environments throughout the day, from dawn to dusk, ensuring a quality of living hardly found in the city. Right from the entrance you can perceive the care devoted to every detail, with wood-effect laminate flooring, Pigato interior doors with a modern design and fixtures chosen to ensure comfort and tranquility, on the railway side there are Shüco windows and doors with double glazing and internal gas, designed for effective noise reduction. The building is also equipped with external thermal insulation that improves the energy efficiency of the property, keeping the architectural parts in exposed stone unaltered. The house is developed from the ninth floor, where the living area consists of a very bright

double room and an eat-in kitchen, both air conditioned like the rest of the house thanks to the presence of air conditioners in each room, on this level there is also a bathroom, a room for study use and a walk-in closet. From the living room there is access to a large livable terrace, enhanced by a Corradi bioclimatic pergola complete with cover and side closures, which allows the outdoor space to be experienced throughout the year as a true extension of the living area, all the terraces of the penthouse are made with floating floors and insulation to ensure comfort and durability. Going up to the tenth floor leads to the sleeping area, which is more private and intimate, consisting of a hallway, three bedrooms all equipped with wardrobes and two modern bathrooms, this level also enjoys excellent brightness and has an additional livable terrace with quiet overlooking. The shutters are partly electric and partly manual, offering a balance between practicality and personalized management...

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

 **0**  
ROOMS

 **3**  
BATHROOMS

 **€ 795.000**  
PRICE

## FEATURES



WIDE SPACES



BOX CAR



CELLAR



MORE THAN 3 ROOMS



TERRACE



Eden House

## CONTACTS

### Book a visit

Contact us for more information or to schedule a viewing.



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