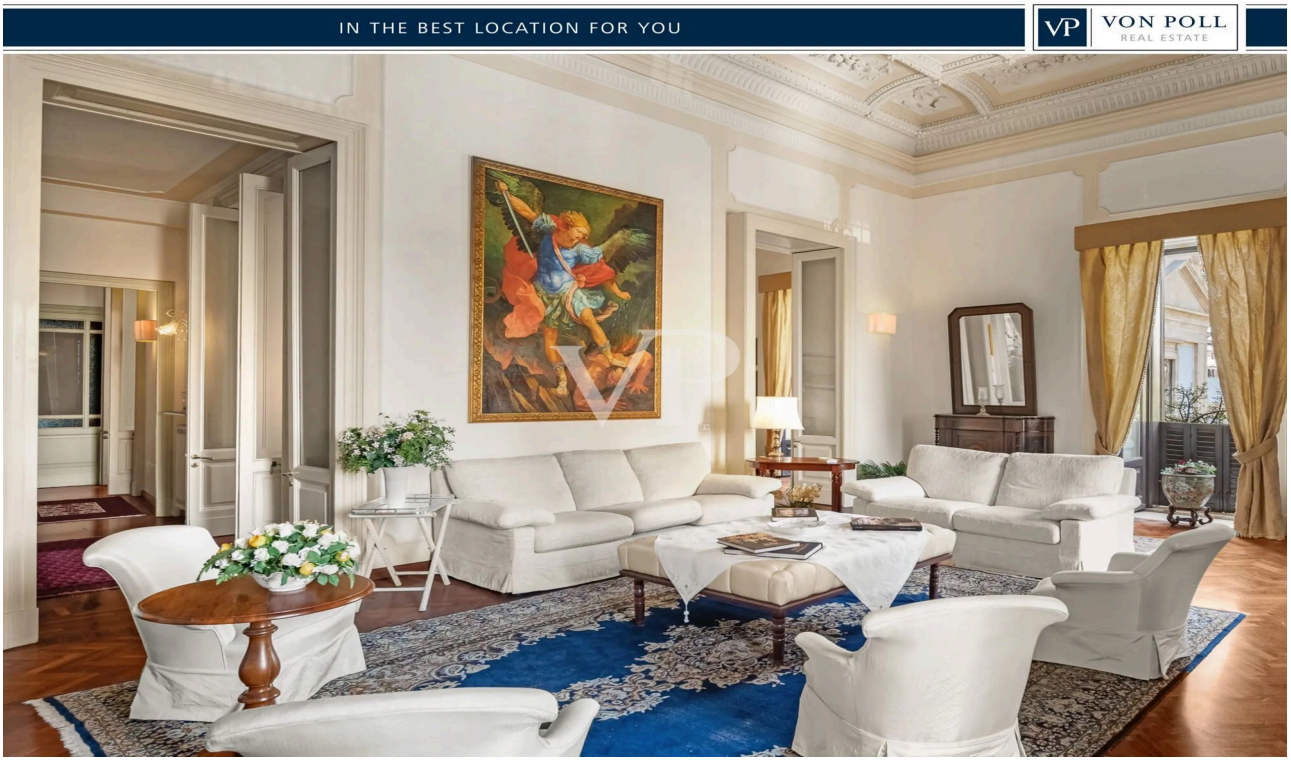
Catania – Sizilien

IT 26 294 2981: Palazzo Zappalà Asmundo: Exclusive Representative Apartment of 430 sqm in the heart of Via Etnea

Property ID: IT262943452



PURCHASE PRICE: 1.050.000 EUR • LIVING SPACE: ca. 440 m^2 • ROOMS: 13

Property ID: IT262943452 - 95125 Catania – Sizilien

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Property ID: IT262943452 - 95125 Catania – Sizilien

At a glance

Property ID	IT262943452
Living Space	ca. 440 m²
Floor	3
Rooms	13
Bathrooms	4
Year of construction	1900
Type of parking	1 x Other

Purchase Price	1.050.000 EUR
Type	Apartment
Total Space	ca. 518 m²
Condition of property	Modernised

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Energy Data

Energy information	At the time of preparing the document, no energy certificate was available.

Energy efficiency class	E
Year of construction according to energy certificate	1900

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The property





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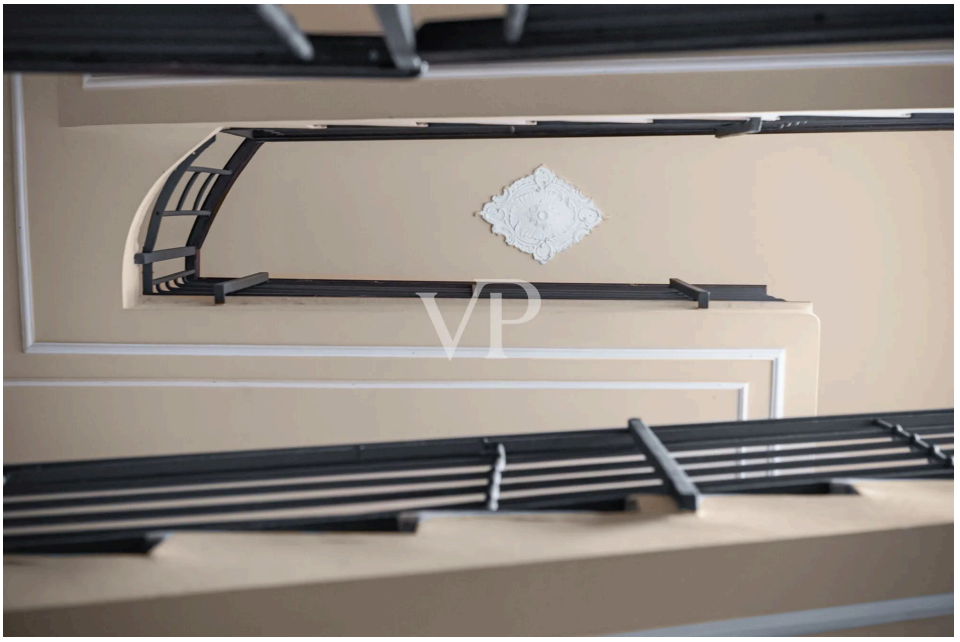
The property





Property ID: IT262943452 - 95125 Catania – Sizilien

The property





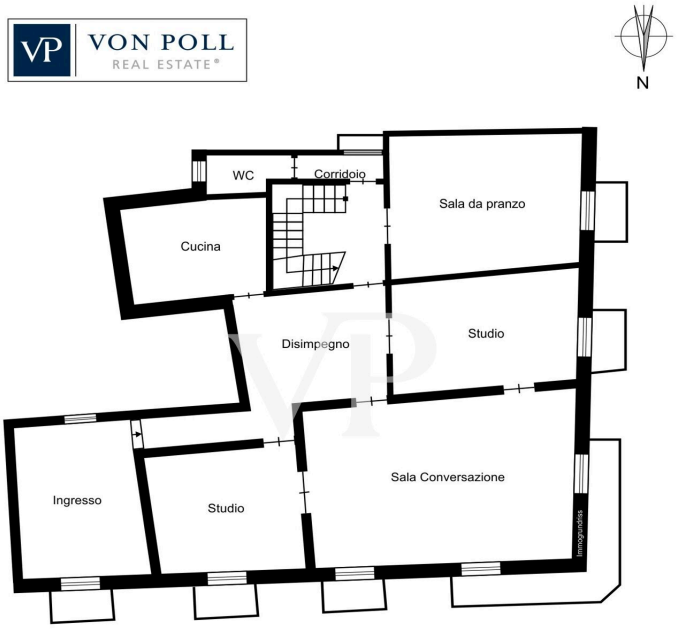
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The property

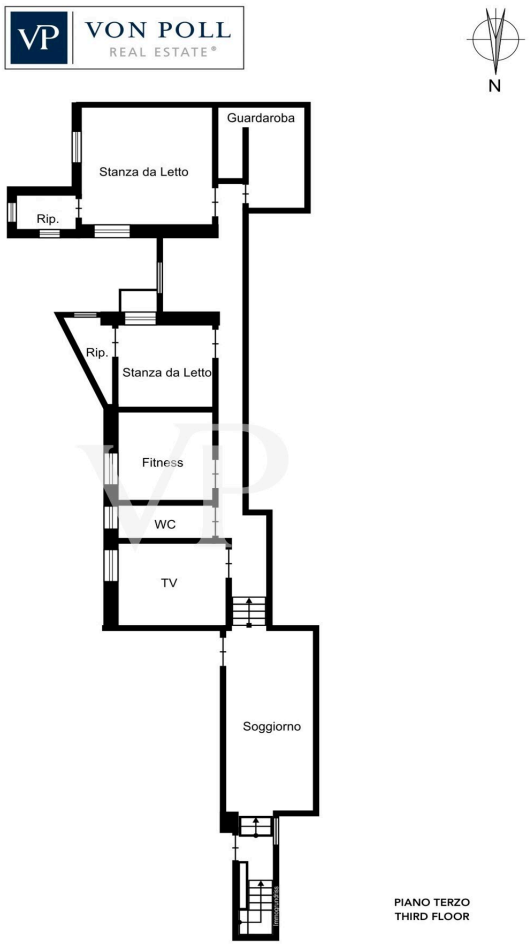


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Floor plans



PIANO SECONDO
SECOND FLOOR



PIANO TERZO
THIRD FLOOR

This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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A first impression

Palazzo Zappalà Asmundo: living the dream of Catania's nobility between Via Etnea and Piazza Cavour
In the heart of Catania, where the city opens up to the elegance of Piazza Cavour, stands Palazzo Zappalà Asmundo, an early 20th-century architectural masterpiece signed by Salvatore Sciuto Patti.
To enter this palace is not simply to cross a threshold, but to immerse oneself in an era of splendor and culture: here, among these halls, Baroness Anna Grimaldi animated the city's most famous cultural salon, hosting literary giants such as Giovanni Verga and welcoming, with the honor reserved for grand residences, the passage of King Victor Emanuel II.
Von Poll Real Estate, immersed in the regal atmosphere of Palazzo Zappalà Asmundo, offers for sale an extraordinary apartment of 430 square meters, distributed on two levels joined by an interior staircase of great beauty .
On the main floor , the house is revealed in a succession of representative halls, with large conversation areas whose majestic domed roofs and historic "coffered" ceilings create a solemn and at the same time cozy atmosphere. The main floor is completed with nooks and crannies that favor reading , a bathroom and kitchen . The doors of the past, open onto elegant balconies that frame the property, offering a privileged view of the elegant promenade of Via Etnea and the historic Piazza Cavour. From here, one experiences firsthand the excitement of the fireworks for the feast of Sant'Agata and enjoys a view of Etna so crisp and majestic that it feels like one can touch it
Ascending to the upper level, the mansion transforms into a haven of absolute privacy. Indeed, the third floor houses the sleeping area, consisting of two bedrooms with en suite bathrooms, a study, a fitness room and a TV area. The floor is completed by a walk-in closet and a large storage room and an additional bathroom Each space is designed for maximum comfort and independence: in addition to the majestic internal staircase, the level is served by a private elevator with external access, a detail of extreme modernity and discretion that makes the property unique.

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Details of amenities

Parking space 15 sqm
Private Elevator
Radiators

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All about the location

Corner of Via Etnea / Piazza Cavour (Borgo area).
Transportation : Very few meters from the Borgo Subway stop and the main urban bus lines.
Airport : Quick connection to Fontanarossa International Airport (about 15-20 minutes by car)
Sea : Access to the waterfront and the characteristic village of San Giovanni Li Cuti in just 10 minutes.
Green Areas : Immediate vicinity of the Botanical Garden and Villa Bellini.
Shopping : Via Etnea the main commercial artery of Catania and Corso Italia the shopping street of the big names.

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Contact partner

For further information, please contact your contact person:

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