



E&V ID: W-049QK9

90133 PALERMO — VIA EPICARMO 12, PALERMO

Newly renovated designer apartment in Palazzo Monteleone

TOTAL SURFACE

~106 m²

NUMBER OF BEDROOMS

1

TOTAL NUMBER OF BATHROOMS

2

ASKING PRICE

€370,000

Property Details

Total Surface	Number of Bedrooms	Total Number of Bathrooms
~106 m²	1	2
Asking price		
€370,000		

Commission Text

The fee for the brokerage (commission) paid by the buyer is 4% plus VAT calculated on the purchase price of the property. Finest sicilian properties S.r.l. (licensee of Engel & Völkers Italia S.r.l.) and its agents, if any, shall obtain a direct claim for payment vis-à-vis the purchaser (contract for the benefit of third parties). The real estate transfer tax, as well as the costs for the notary and land register shall be borne by the Purchaser. No responsibility will be accepted for the

information provided. All material is based upon information that has been supplied by third parties. Whilst we consider this information to be true, we cannot be held responsible for this information being complete, correct or up-to-date. The right to sell the property prior to signing is hereby reserved. Should you already know the property, please let us know. Further, our standard terms and conditions shall apply to this agreement.

Property Description

Within the historic Palazzo Monteleone on Via Epicarmo, we offer for sale an elegant 106 sq m apartment, recently renovated through careful space planning and the use of the highest-quality materials and finishes.

The living area comprises a welcoming entrance space illuminated by a large Velux window, leading to the living area with open-plan kitchen. It stands out for its attention to detail and the quality of the solutions adopted: oak parquet flooring with underfloor heating, a lighting system carefully designed to enhance the spaces, and large, high-quality windows that lend elegance and visual continuity.

The same level also features a bathroom and a convenient storage room, perfectly integrated into the home's functional layout.

A striking iron staircase with a minimalist design leads to the mezzanine, entirely dedicated to the sleeping area. Here are the bedroom and an elegant en-suite bathroom, creating an intimate, private and comfortable space.

The recent renovation reinterprets the property's original charm in a contemporary style, creating a refined balance between historic architecture, design and modern comfort.

A property ready to enjoy, ideal for those seeking an exclusive home in the heart of Palermo or an attractive investment opportunity in a highly prestigious historic setting.

Location Description

The property is located on Via Epicarmo, overlooking Via Roma, in an exceptionally strategic position in the vibrant heart of Palermo.

The property enjoys a privileged location: very close to the Teatro Massimo and perfectly positioned between the vitality of the city centre and the timeless charm of the historic centre.

An area rich in history, art, amenities and transport links, ideal for those wishing to live (or invest) in one of Palermo's most authentic and sought-after districts.

Energy information

Air-Condition

Fully Air-conditioned

Heating Type

Decentral Heating

