

Bolzano

## Elegant duplex penthouse with large terrace

Property ID: IT254152011



[www.von-poll.it](http://www.von-poll.it)

PURCHASE PRICE: 1.450.000 EUR • LIVING SPACE: ca. 173 m<sup>2</sup> • ROOMS: 5

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## At a glance

Property ID	IT254152011
Living Space	ca. 173 m²
Floor	3
Rooms	5
Bedrooms	3
Bathrooms	2
Year of construction	1980

Purchase Price	1.450.000 EUR
Commission	Subject to commission
Total Space	ca. 173 m²
Equipment	Terrace, Fireplace, Balcony

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## Energy Data

Energy Source	Gas	Energy Certificate	Energy demand certificate
Power Source	Gas	Energy efficiency class	C



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## The property



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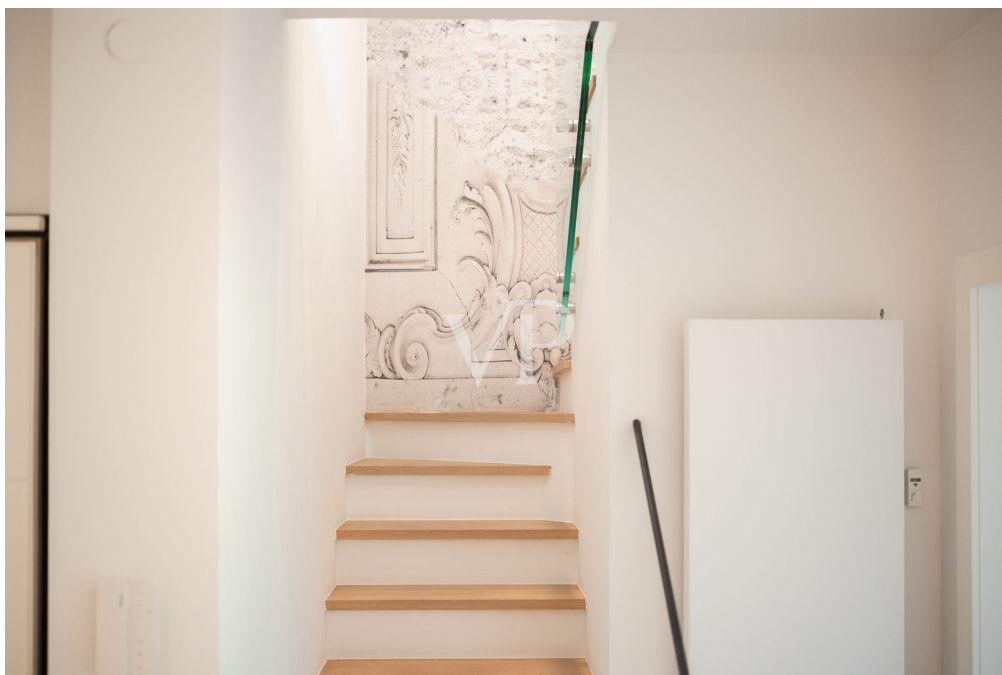
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## The property



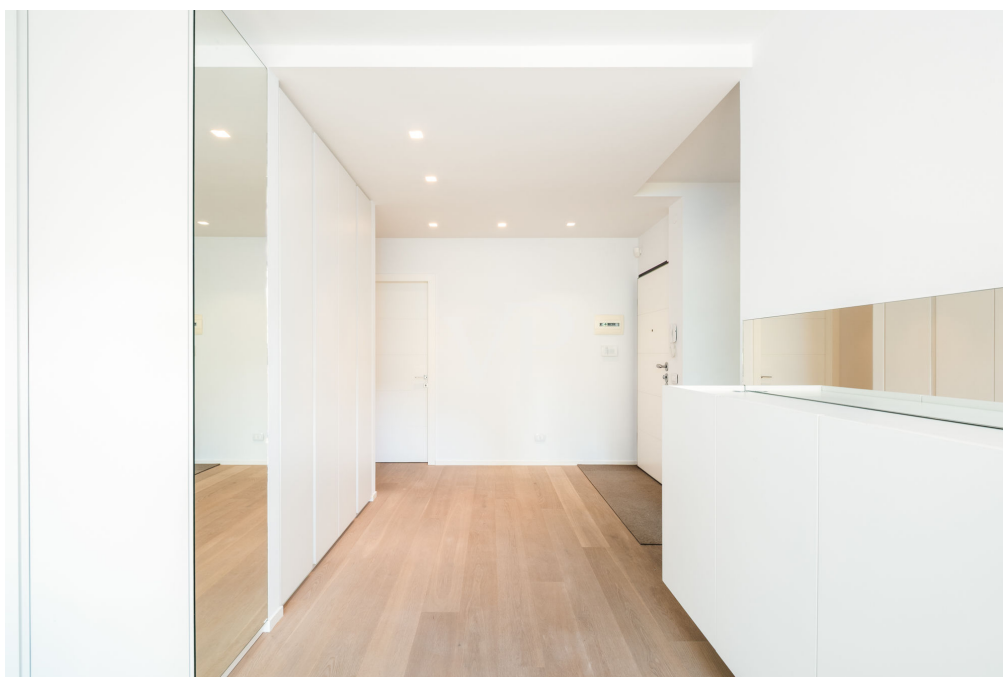
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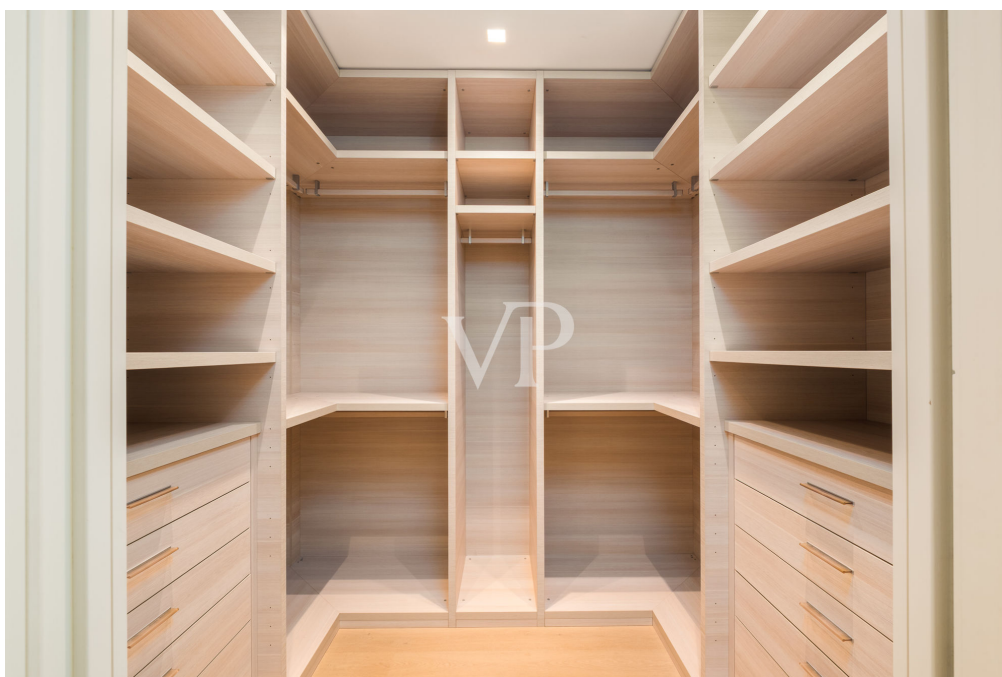
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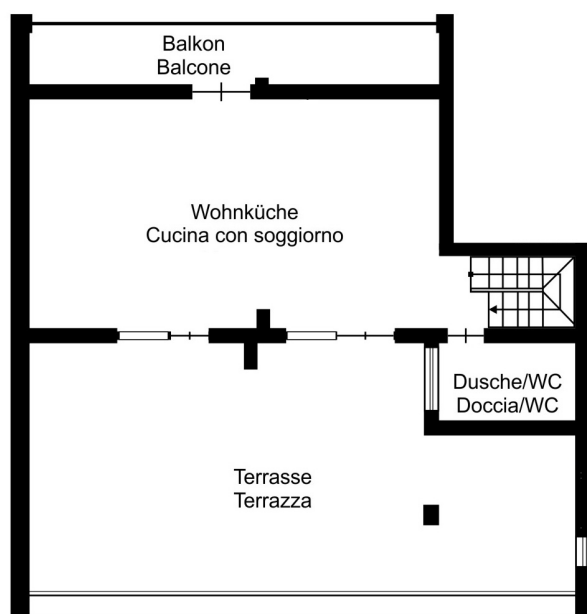
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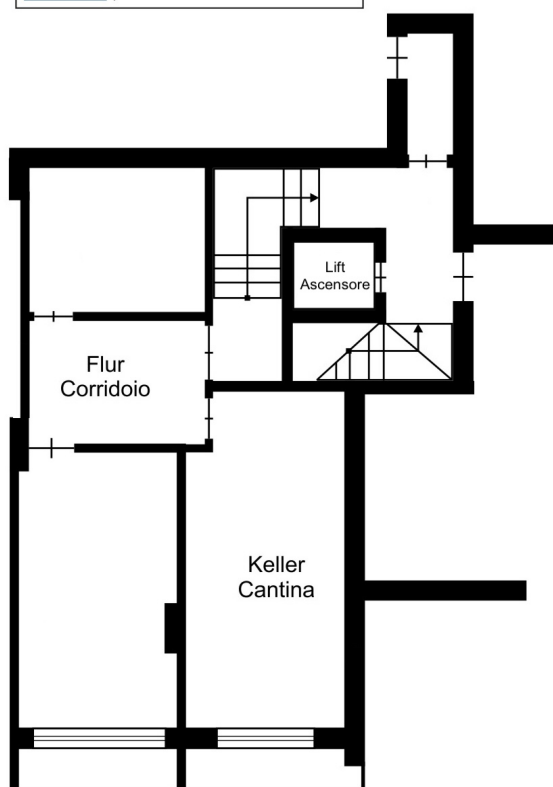


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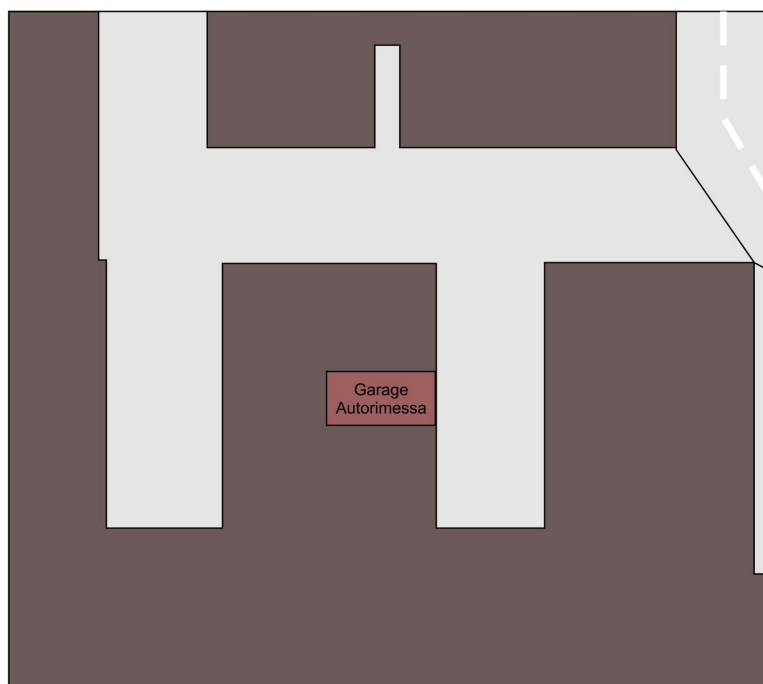
## Floor plans













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

This exclusive and elegant duplex penthouse is located on Weggenstein Street, one of the most prestigious streets in Bolzano. The real estate unit is located in a well-kept residential complex and is located on the 3rd and 4th floor. The property was newly renovated in the year 2012, and is in excellent condition. An entrance door gives access to this beautiful penthouse, which consists on the third floor of: a cozy hallway, a study room with balcony (with the possibility of converting it into an additional bedroom), two single bedrooms including one of them with access to the balcony, a master bedroom with balcony, a walk-in closet and a generous windowed bathroom with Jacuzzi and walk-in shower. An internal staircase leads to the fourth floor, where we find the heart of this splendid penthouse. A spacious living area with an open kitchen and a terrace of 65 sqm approx. where you can spend pleasant days relaxing with your family or friends. The living area is completed with an additional balcony, a windowed bathroom with shower cabin and a fireplace. The property unit is equipped with a central heating system with radiators, which is operated independently with convenient individual control of room temperature, providing a special atmosphere of well-being in all rooms. The offer is completed by a cellar space and a garage.

The property features fine finishes.

Completely renovated in the year 2012.

East/south/west exposure

Energy performance certificate "C"



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## Details of amenities

Energy performance certificate "C"

Automated roller shutters

Automated awning in terrace

Miele appliances

Wooden room flooring

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## All about the location

The property is located on Weggenstein Street, one of the most sought-after streets in the downtown area of Bolzano.

All services are easily and quickly accessible. Schools and kindergartens can be reached within 400 m. The historic center, and the verdant Talvera promenades are only a few minutes' walk away, as are commercial activities of various kinds and typical restaurants. The bus stop is in the immediate vicinity.

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## Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

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