Bolzano – Südtirol [Trentino-Alto Adige]

Modern and bright two-bedroom apartment with terrace

Property ID: IT254152153

PURCHASE PRICE: 480.000 EUR • **LIVING SPACE:** ca. 84 m^2 • **ROOMS:** 3

Property ID: IT254152153 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

- At a glance
- The property
- Energy Data
- Floor plans
- A first impression
- Details of amenities
- All about the location
- Contact partner

Property ID: IT254152153 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

At a glance

Property ID	IT254152153
Living Space	ca. 84 m²
Floor	2
Rooms	3
Bedrooms	2
Bathrooms	1
Year of construction	2023

Purchase Price	480.000 EUR
Commission	Subject to commission
Total Space	ca. 84 m²
Equipment	Terrace

Property ID: IT254152153 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

Energy Data

Energy Source	Gas
Energy certificate valid until	20.08.2035
Power Source	Gas

Energy Certificate	Energy demand certificate
Final Energy Demand	25.00 kWh/m²a
Energy efficiency class	A

Property ID: IT254152153 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

The property

Property ID: IT254152153 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

The property

Property ID: IT254152153 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

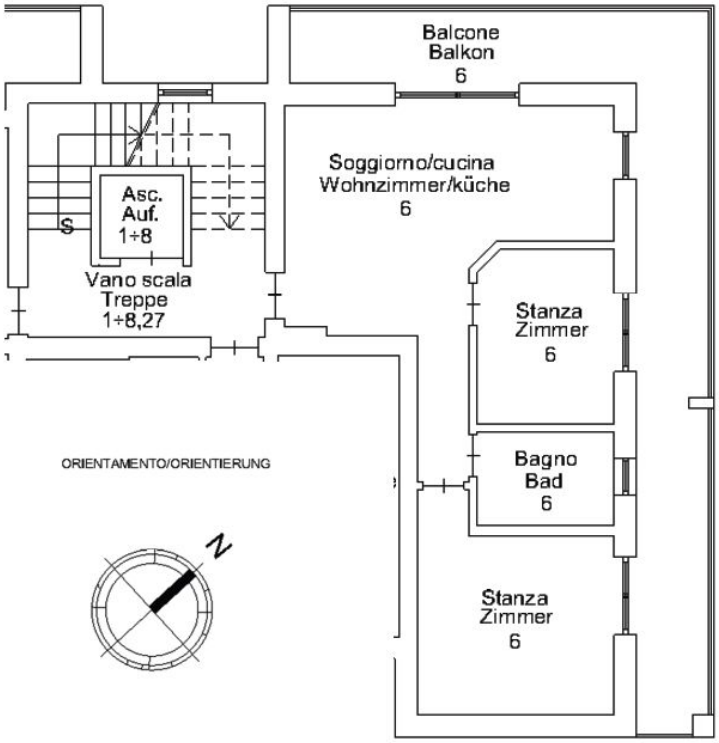
The property

Property ID: IT254152153 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

The property

Property ID: IT254152153 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

Floor plans



PIANO SECONDO - 2. STOCK

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.

Property ID: IT254152153 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

A first impression

This prestigious and modern residential complex was built to the highest standard of Climate House "A", which means that it will also be rated for energy efficiency. The property is located on the second floor, and consists of: a comfortable entrance hall, a living-dining room "living" room with access to the 15 sq.m. terrace, a master bedroom, a single bedroom, a windowed master bathroom. The object offers excellent natural light. The real estate unit is equipped with a central underfloor heating and cooling system that is operated independently with convenient individual control of room temperature, offering a special atmosphere of well-being in all rooms. The offer is completed by a cellar and an extra garage box Euro 40,000.00.

Property ID: IT254152153 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

Details of amenities

Underfloor heating
Underfloor cooling
Access for the disabled
Climate House "A"
Elevator
Dehumidifier

Property ID: IT254152153 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

All about the location

The property is located on Park Street in Bolzano. The unique location of the property allows easy access to all kinds of services: supermarkets, restaurants, pharmacies and bus stops, which are located in the immediate vicinity. In addition, the property is just a few meters from the Twenty shopping center and the highway.

Property ID: IT254152153 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

Drususallee 265/Viale Druso 265, 39100 Bozen/Bolzano (BZ)
Tel.: +39 0471 20 90 20
E-Mail: bozen@von-poll.com

To the Disclaimer of von Poll Immobilien GmbH

www.von-poll.com