

Egna

Elegant and modern terraced villa surrounded by greenery.

*Property ID: IT23415914*



*www.von-poll.it*

**PURCHASE PRICE: 600.000 EUR • LIVING SPACE: ca. 96 m<sup>2</sup> • ROOMS: 3**

Property ID: IT23415914 - 39044 Egna

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

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## At a glance

Property ID	IT23415914
Living Space	ca. 96 m <sup>2</sup>
Rooms	3
Bedrooms	2
Bathrooms	2
Year of construction	2023

Purchase Price	600.000 EUR
Commission	Subject to commission
Total Space	ca. 170 m <sup>2</sup>
Equipment	Terrace

**Property ID: IT23415914 - 39044 Egna**

## Energy Data

Type of heating	Underfloor heating
Energy Source	Air-to-water heat pump
Energy certificate valid until	01.12.2033
Power Source	Air-to-water heat pump

Energy Certificate	Energy demand certificate
Final Energy Demand	20.00 kWh/m <sup>2</sup> a
Energy efficiency class	A

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## The property



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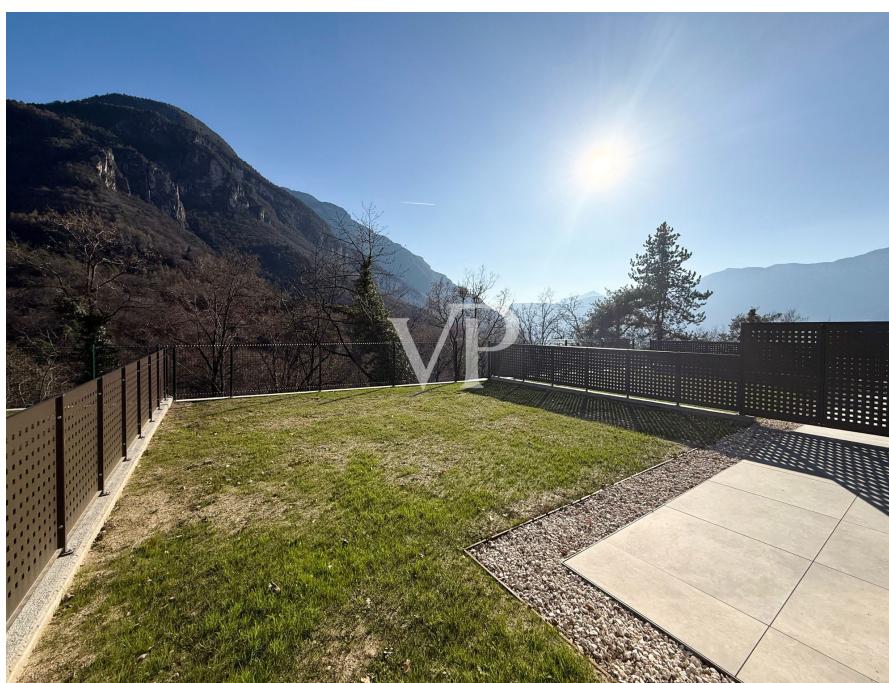
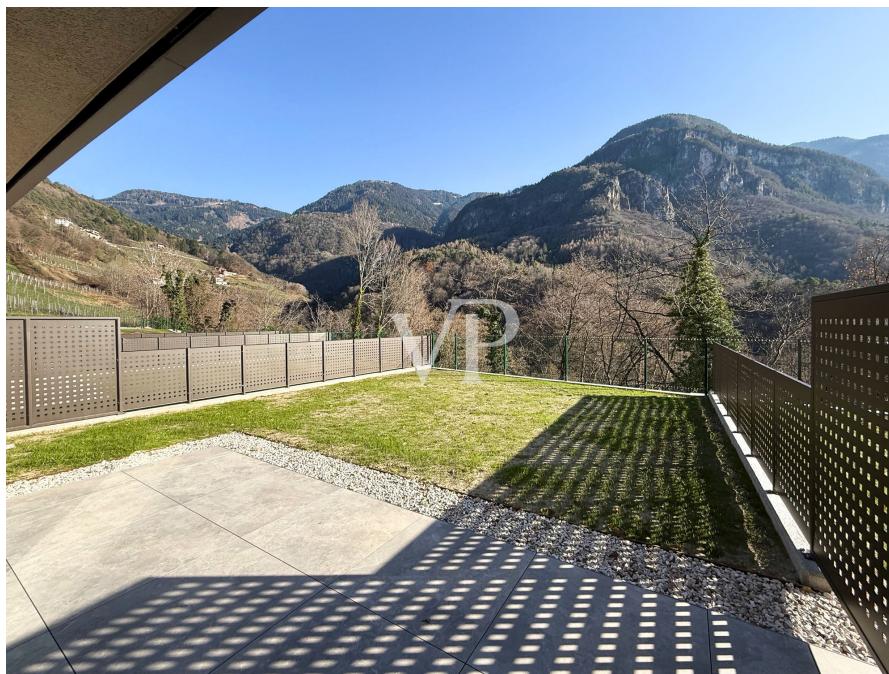
Property ID: IT23415914 - 39044 Egna

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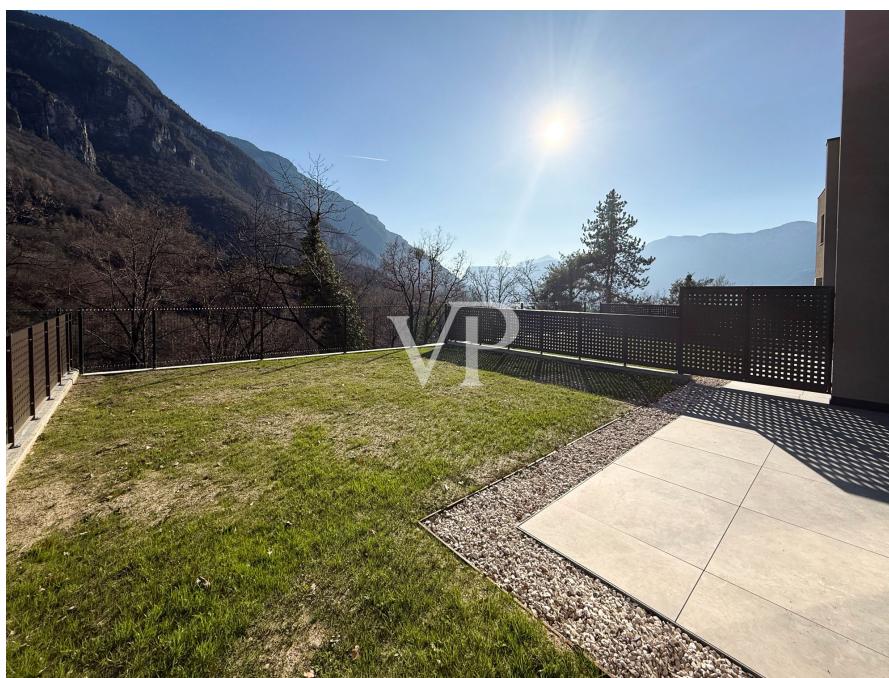
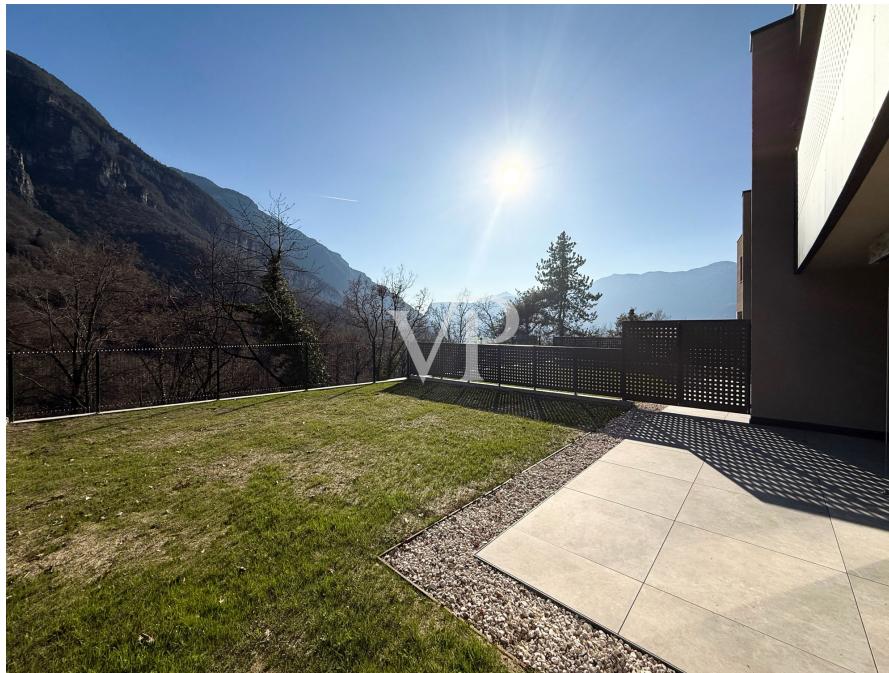
Property ID: IT23415914 - 39044 Egna

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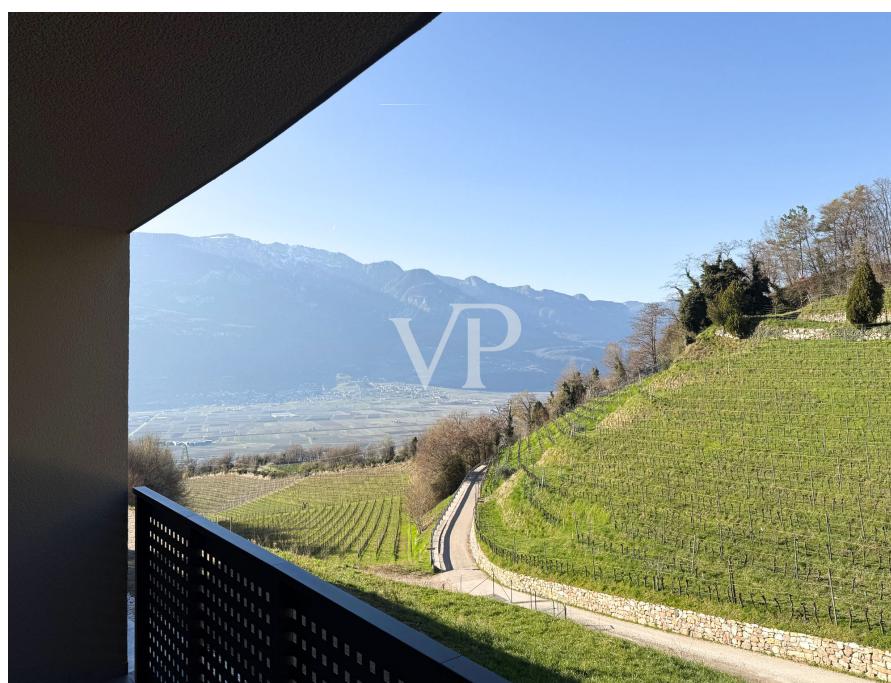
Property ID: IT23415914 - 39044 Egna

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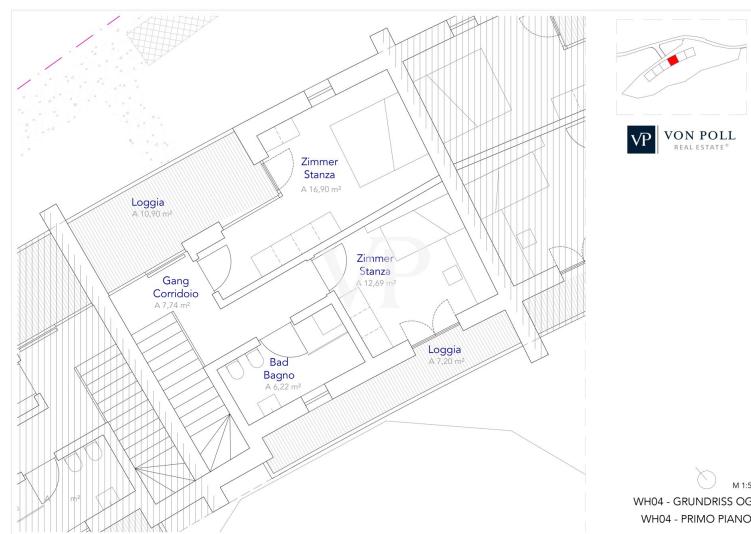
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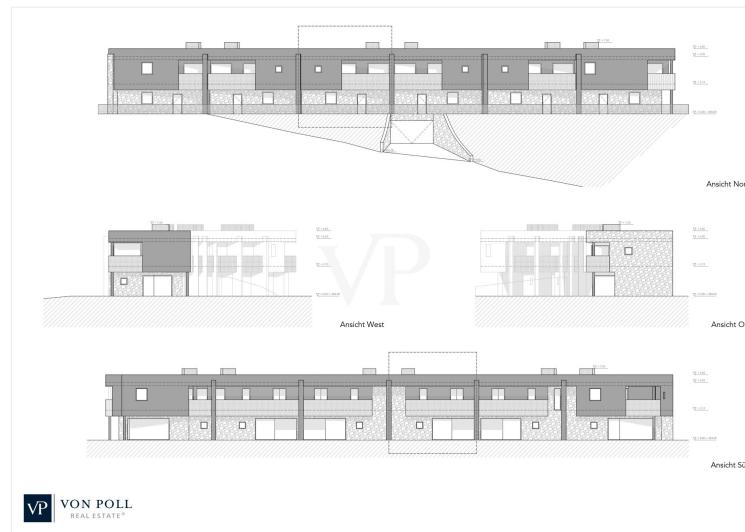


Property ID: IT23415914 - 39044 Egna

## Floor plans







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## A first impression

This prestigious terraced villa will be built to the highest Climate House "A" standard, meaning it will also be energy efficient. The property offers great privacy given its setting overlooking the vineyards. The downstairs entrance gives direct access to the living and dining area with garden, which has excellent natural lighting thanks to its large sliding windows and exposures. The cosy garden of approx. 245 sqm. with its lawn gives the possibility to create a relaxing and pleasant environment to spend free time with family or friends. A bathroom and a hall complete the ground floor. The upper floor, reached by an internal staircase, is the sleeping area. It is composed of two double bedrooms, both with access to a loggia with panoramic views, a corridor, a windowed bathroom-wc. To create a special atmosphere of well-being in all rooms, the property is equipped with an independent underfloor heating and cooling system, managed by a convenient individual room temperature control. The system is powered by a heat pump and solar panels that are located on the roof of the building. An additional internal staircase provides easy access to the basement and garage. The garage measures approximately 48 sqm and is included in the price.

The quality of the materials used is of a very high standard.

Construction year 2023.

Handover March/April 2024.

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## Details of amenities

Underfloor heating and cooling  
Autonomous with heat pump  
Solar panels  
Preparation for alarm system  
Automated gates  
Forced air recycling  
Triple-glazed aluminum/wood windows

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## All about the location

The facility is located in Pinzano, a hamlet of Montagna (Egna) BZ. This fantastic village lies submerged in vineyards, above the valley of South Tyrol, and besides offering a magnificent panoramic view of the Bassa Atesina all the way to Merano, it is the place where the delicious and precious Blauburgunder is grown.

In the center of the village is the famous St. Stephen's Church, built around 1490.

In addition, the area is well served by public transportation, various businesses, etc...

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## Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

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