

Egna – Egna

# Elegant and modern terraced villa surrounded by greenery.

Property ID: IT23415914



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LIVING SPACE: ca. 96 m<sup>2</sup> • ROOMS: 3

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## At a glance

Property ID	IT23415914
Living Space	ca. 96 m²
Available from	According to the arrangement
Rooms	3
Bedrooms	2
Bathrooms	2
Year of construction	2023

Total Space	ca. 170 m²
Usable Space	ca. 0 m²
Equipment	Terrace

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## Energy Data

Type of heating	Underfloor heating	Energy Certificate	Energy demand certificate
Energy Source	LUFTWP	Final Energy Demand	20.00 kWh/m²a
Energy certificate valid until	01.12.2033	Energy efficiency class	A
Power Source	Air-to-water heat pump		

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## The property





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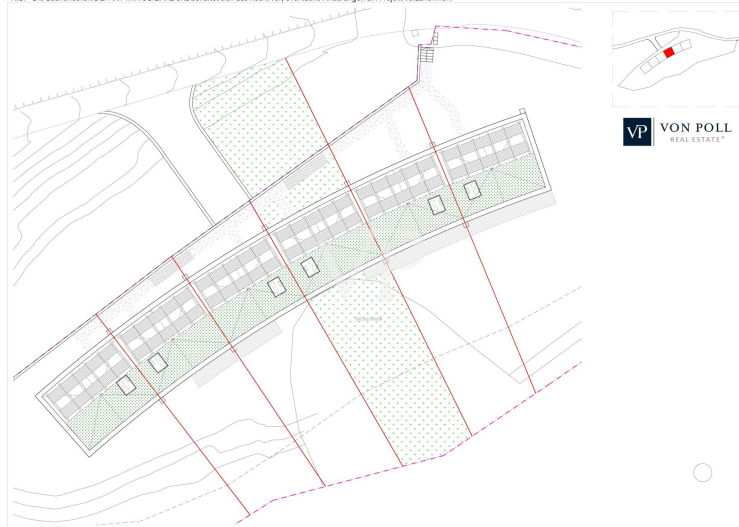
## The property



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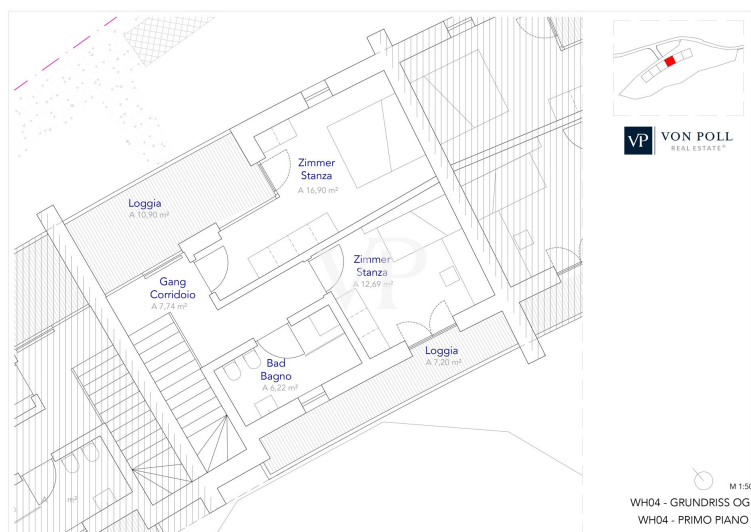
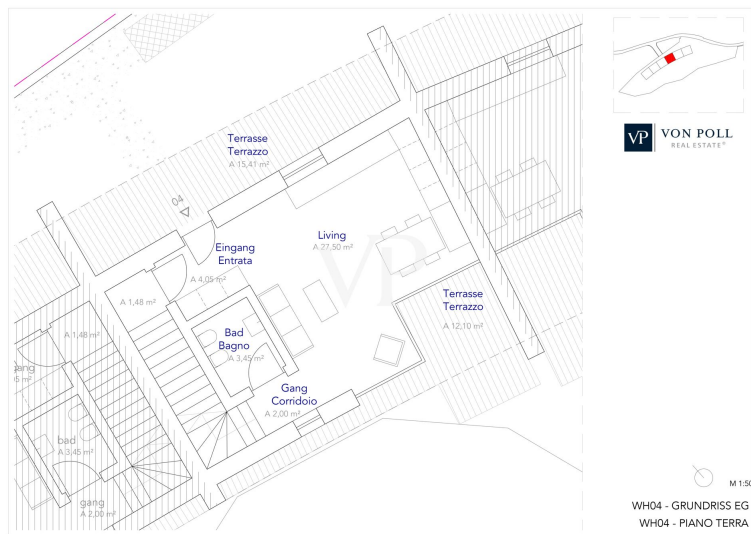
## Floor plans

N.B. Die Bauherrschaft DEFANT IMMOBILIARE SRL behaltet sich das Recht vor, eventuelle Änderungen am Projekt vorzunehmen.

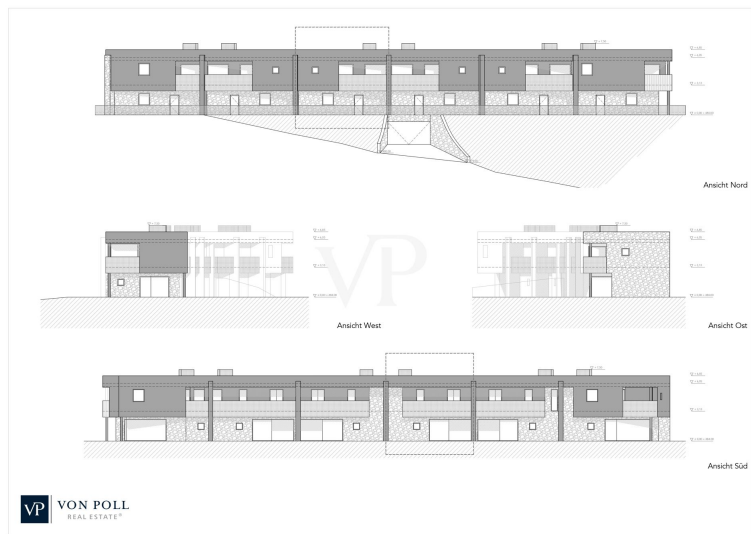


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This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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## A first impression

This 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:

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*To Disclaimer of von Poll Immobilien GmbH*

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