

Bolzano

Modern four-room apartment with terrace and garage

Property ID: IT254151802



www.von-poll.it

PURCHASE PRICE: 745.000 EUR • LIVING SPACE: ca. 106,21 m² • ROOMS: 4

Property ID: IT254151802 - 39100 Bolzano

- At a glance
- The property
- Energy Data
- Floor plans
- A first impression
- Contact partner

Property ID: IT254151802 - 39100 Bolzano

At a glance

Property ID	IT254151802
Living Space	ca. 106,21 m ²
Floor	1
Rooms	4
Bedrooms	3
Bathrooms	2
Year of construction	2010

Purchase Price	745.000 EUR
Commission	Subject to commission
Total Space	ca. 140 m ²
Usable Space	ca. 140 m ²
Equipment	Terrace, Balcony

Property ID: IT254151802 - 39100 Bolzano

Energy Data

Type of heating	Underfloor heating	Energy Certificate	Energy demand certificate
Energy Source	Alternative	Final Energy Demand	50.00 kWh/m²a
Energy certificate valid until	23.04.2030	Energy efficiency class	B
		Year of construction according to energy certificate	2010

Property ID: IT254151802 - 39100 Bolzano

The property



Property ID: IT254151802 - 39100 Bolzano

The property



Property ID: IT254151802 - 39100 Bolzano

The property



Property ID: IT254151802 - 39100 Bolzano

The property



Property ID: IT254151802 - 39100 Bolzano

The property



Property ID: IT254151802 - 39100 Bolzano

The property



Property ID: IT254151802 - 39100 Bolzano

The property



Property ID: IT254151802 - 39100 Bolzano

The property



Property ID: IT254151802 - 39100 Bolzano

The property



Property ID: IT254151802 - 39100 Bolzano

The property



Property ID: IT254151802 - 39100 Bolzano

The property



Property ID: IT254151802 - 39100 Bolzano

The property



Property ID: IT254151802 - 39100 Bolzano

The property



Property ID: IT254151802 - 39100 Bolzano

The property



Property ID: IT254151802 - 39100 Bolzano

The property



Property ID: IT254151802 - 39100 Bolzano

The property



Property ID: IT254151802 - 39100 Bolzano

The property



Property ID: IT254151802 - 39100 Bolzano

The property



Property ID: IT254151802 - 39100 Bolzano

The property



Property ID: IT254151802 - 39100 Bolzano

The property



Property ID: IT254151802 - 39100 Bolzano

The property



Property ID: IT254151802 - 39100 Bolzano

The property



Property ID: IT254151802 - 39100 Bolzano

The property



Property ID: IT254151802 - 39100 Bolzano

The property



Property ID: IT254151802 - 39100 Bolzano

The property



Property ID: IT254151802 - 39100 Bolzano

The property



Property ID: IT254151802 - 39100 Bolzano

The property

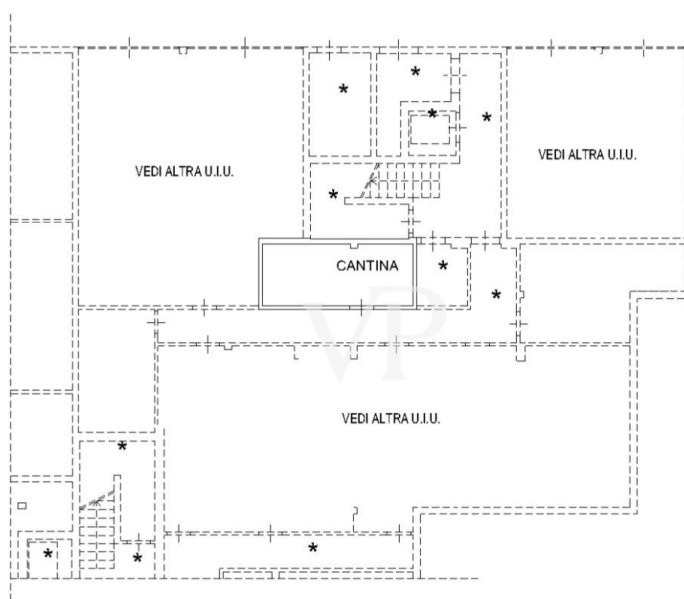
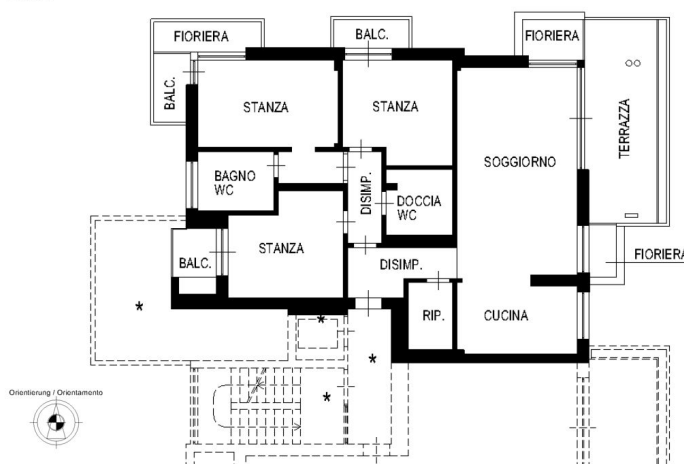


Property ID: IT254151802 - 39100 Bolzano

Floor plans

PRIMO PIANO

H=2.60m

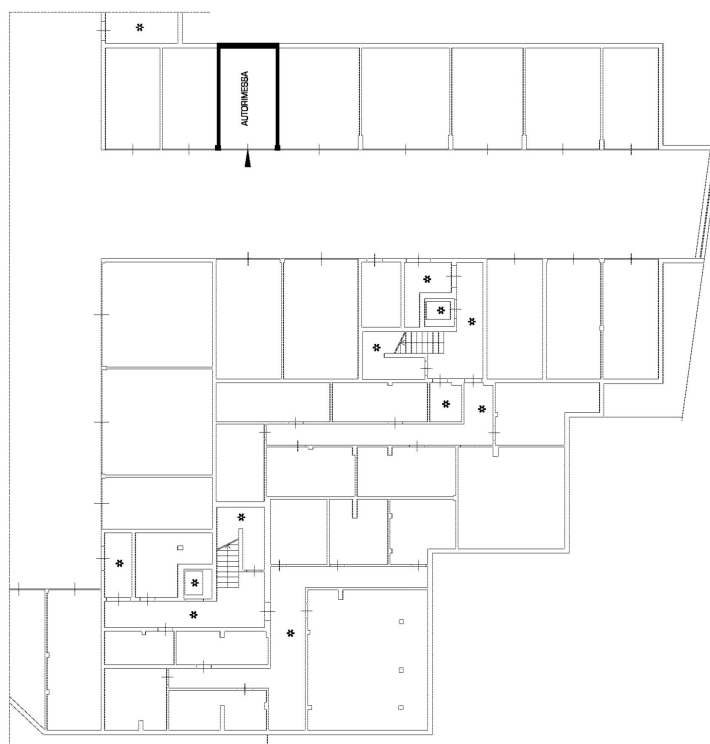


PIANO INTERRATO

H=2.40m







PIANO INTERRATO

H=2.40m

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: IT254151802 - 39100 Bolzano

A first impression

In the St. Maurice/Gries area, surrounded by greenery and with a splendid view of the vineyards and mountains, we exclusively offer a refined four-room apartment of 140 sqm commercial, where architectural innovation and living comfort come together in a perfect balance.

The real estate unit, located in an elegant context surrounded by green areas, is characterized by an optimal layout of spaces and high quality finishes. The living area, the heart of the property, features an open-space conversation area that harmoniously integrates with the dining area. The walls, embellished by terraston finish with white lime and glass, alternate with large windows that provide natural light, further enhanced by a sophisticated dimmable lighting system to adjust the intensity of light.

The living area extends to a 20-square-meter panoramic terrace overlooking the renowned local vineyards, creating a relaxing oasis with a mountain view. The sleeping compartment is designed with three master bedrooms, each with access to a private balcony. The master bedroom enjoys an en suite bathroom with shower, while a second bathroom with bathtub serves the other rooms.

The property is distinguished by its state-of-the-art technological features: from the wood flooring that runs through all rooms to the radiant underfloor heating, from the motorized blinds and shutters system to the complete perimeter video surveillance apparatus. A laundry room and a wine cellar complete the provision of service spaces.

The property includes three car garages at 35,000 euros each, with anthracite resin flooring, automated access and video surveillance.

The large green condominium areas and the bike/pedestrian path to the center of Gries add further value to the real estate proposal.

Property ID: IT254151802 - 39100 Bolzano

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