

**Bolzano**

# Modern and bright two-bedroom apartment with terrace

**Property ID: IT254152164**



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**PURCHASE PRICE: 645.000 EUR • ROOMS: 3**

**Property ID: IT254152164 - 39100 Bolzano**

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## At a glance

<b>Property ID</b>	<b>IT254152164</b>	<b>Purchase Price</b>	<b>645.000 EUR</b>
<b>Floor</b>	<b>3</b>	<b>Commission</b>	<b>Subject to commission</b>
<b>Rooms</b>	<b>3</b>	<b>Total Space</b>	<b>ca. 111 m<sup>2</sup></b>
<b>Bedrooms</b>	<b>2</b>	<b>Equipment</b>	<b>Terrace, Balcony</b>
<b>Bathrooms</b>	<b>2</b>		
<b>Year of construction</b>	<b>2023</b>		

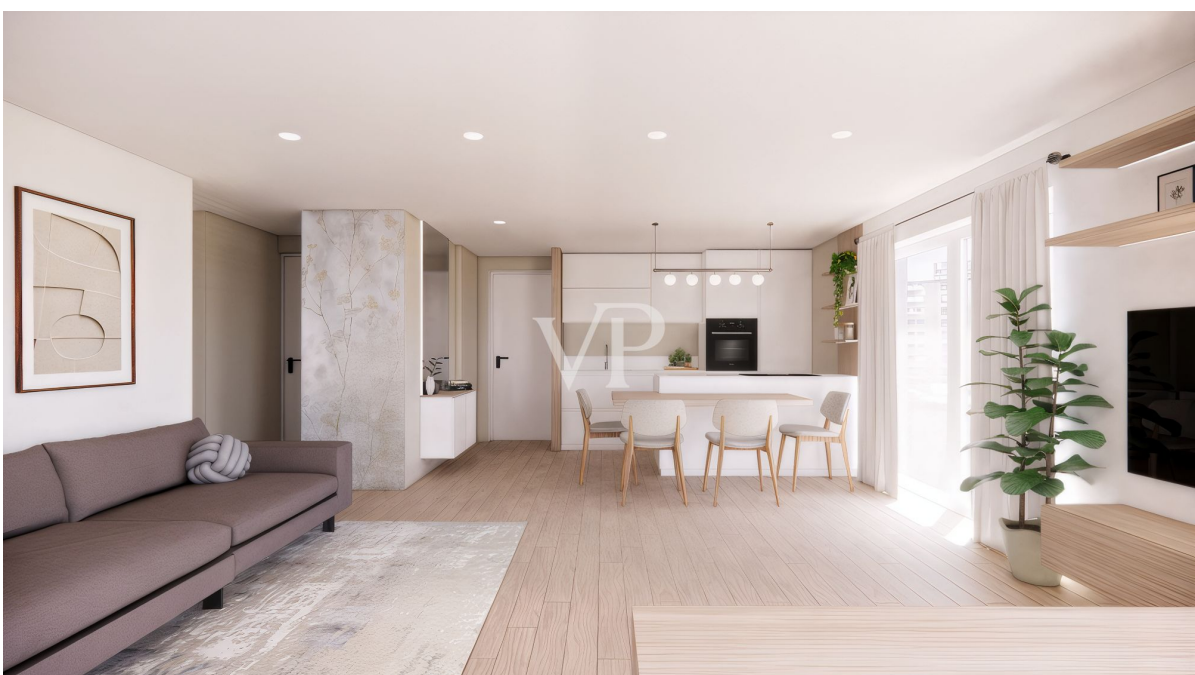
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## Energy Data

Type of heating	Underfloor heating	Energy Certificate	Energy demand certificate
Energy Source	Air-to-water heat pump	Final Energy Demand	20.00 kWh/m <sup>2</sup> a
Power Source	Air-to-water heat pump	Energy efficiency class	A

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## The property



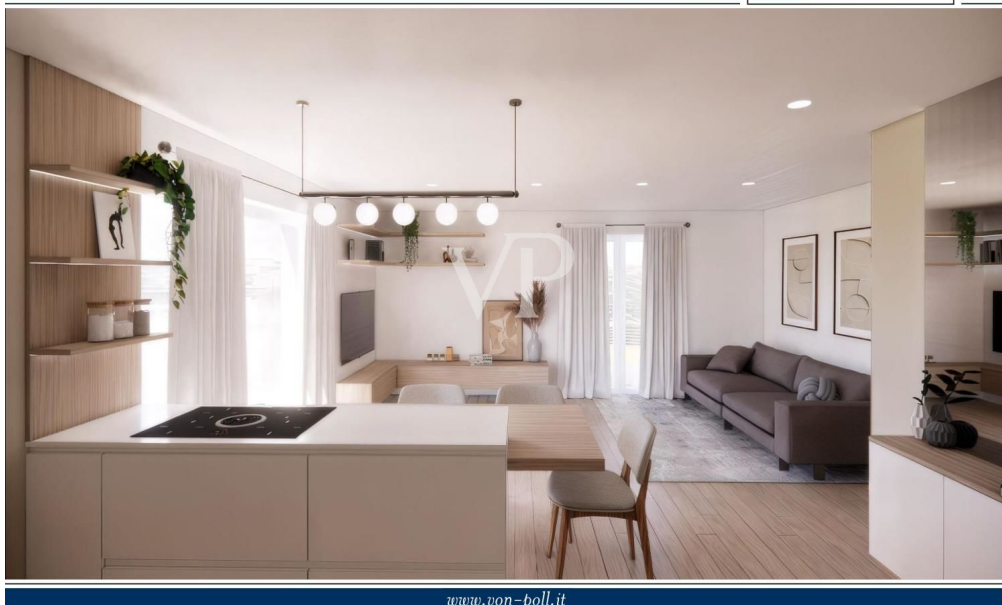
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## The property



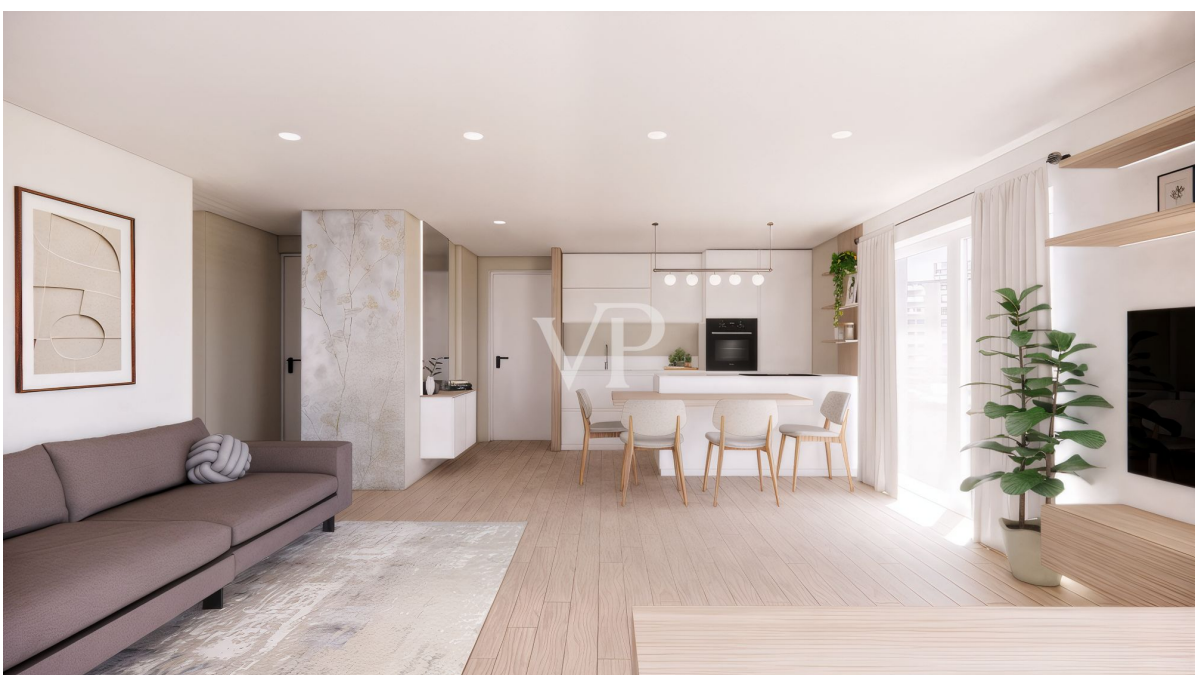
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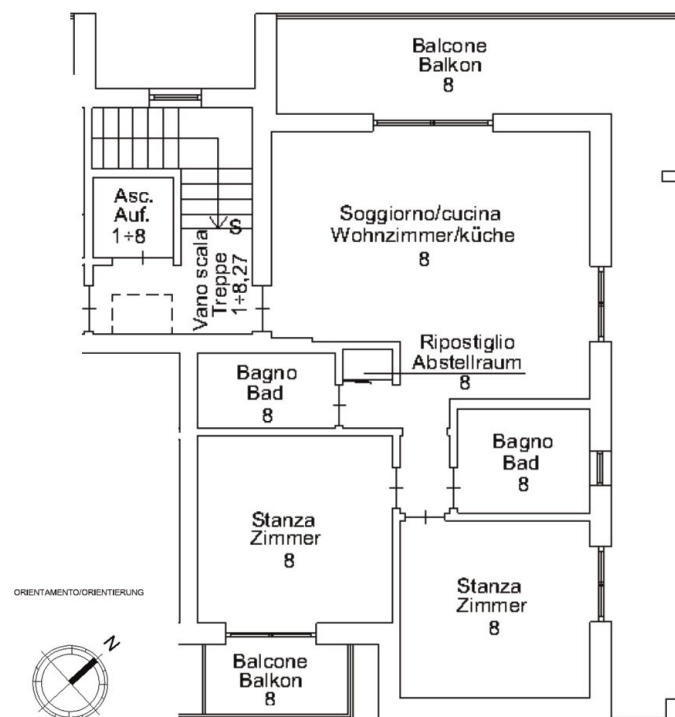
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## The property

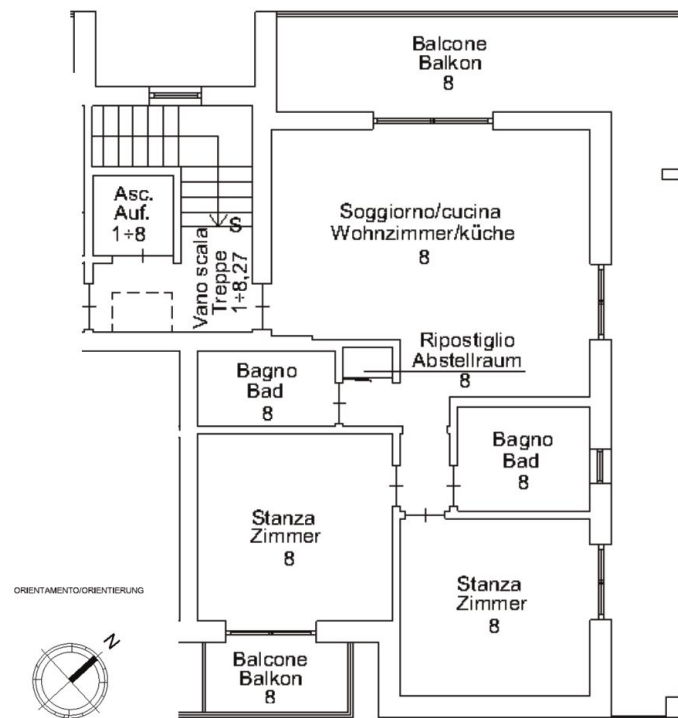


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## Floor plans



PIANO TERZO - 3. STOCK



## PIANO TERZO - 3. 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.

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## **A first impression**

**This prestigious and modern residential complex was built to the highest standard of Climate House "A", which means it will also be rated for energy efficiency. The property is located on the third and top floor, and consists of: a comfortable entrance hall, a "living" dining room with access to the terrace, two double bedrooms, a windowed master bathroom, a service bathroom and a storage room. 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.**

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## **Details of amenities**

**Underfloor heating**

**Underfloor cooling**

**Access for the disabled**

**Climate House "A"**

**Elevator**

**Dehumidifier**

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## **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.

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## Contact partner

**For further information, please contact your contact person:**

**Christian Weissensteiner**

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*To the Disclaimer of von Poll Immobilien GmbH*

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