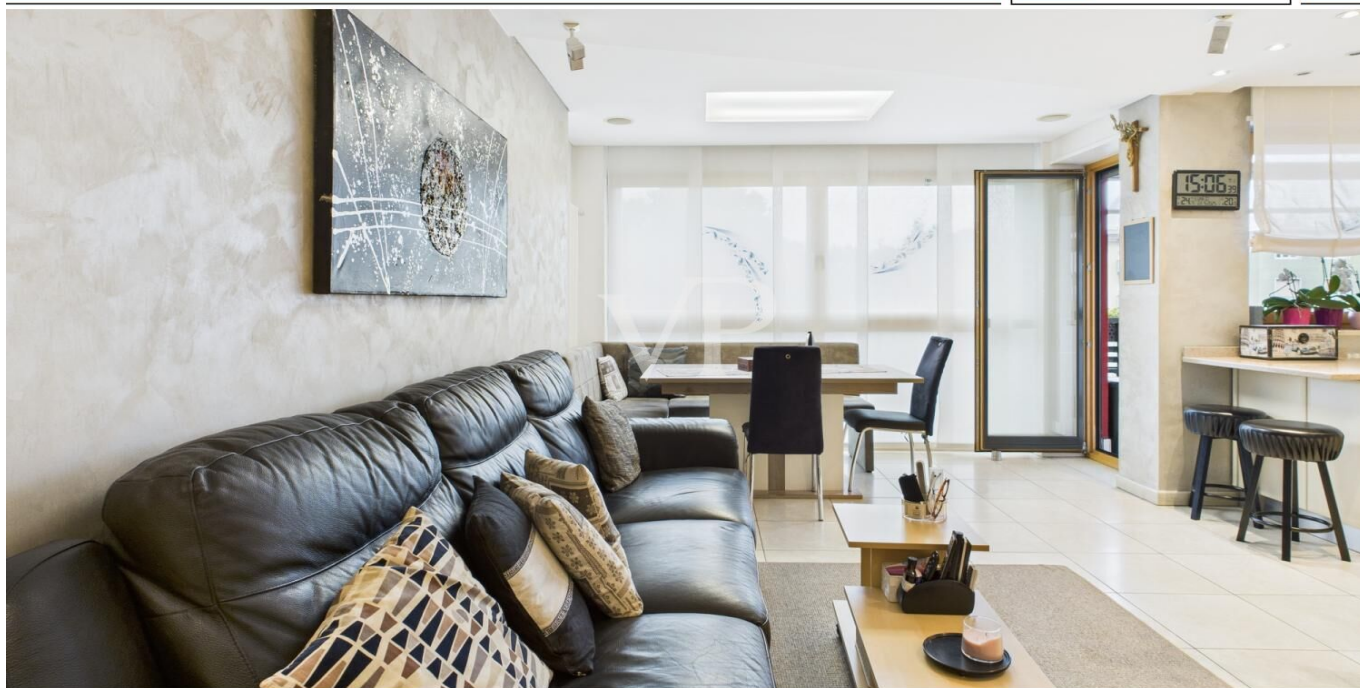


Bolzano

## Spacious, modern two-bedroom apartment on Resia Street in Bolzano

Property ID: IT254152427



[www.von-poll.it](http://www.von-poll.it)

PURCHASE PRICE: 485.000 EUR • LIVING SPACE: ca. 85 m<sup>2</sup> • ROOMS: 3

Property ID: IT254152427 - 39100 Bolzano

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Property ID: IT254152427 - 39100 Bolzano

## At a glance

|                      |             |
|----------------------|-------------|
| Property ID          | IT254152427 |
| Living Space         | ca. 85 m²   |
| Floor                | 2           |
| Rooms                | 3           |
| Bedrooms             | 2           |
| Bathrooms            | 1           |
| Year of construction | 2006        |

|                |                       |
|----------------|-----------------------|
| Purchase Price | 485.000 EUR           |
| Commission     | Subject to commission |
| Total Space    | ca. 105 m²            |
| Equipment      | Terrace               |

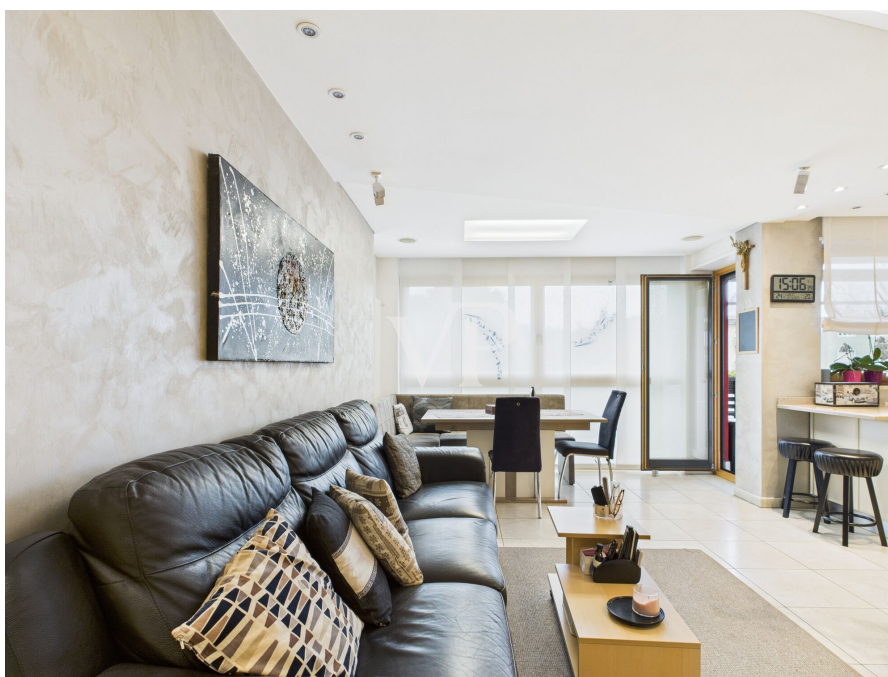
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## Energy Data

|               |     |                         |                           |
|---------------|-----|-------------------------|---------------------------|
| Energy Source | Gas | Energy Certificate      | Energy demand certificate |
| Power Source  | Gas | Energy efficiency class | B                         |

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## The property





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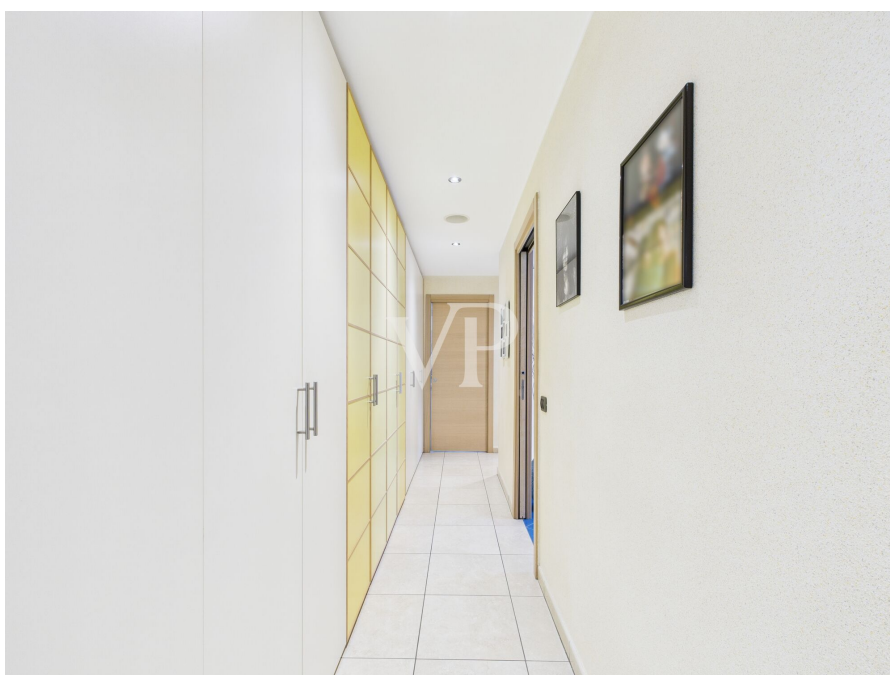
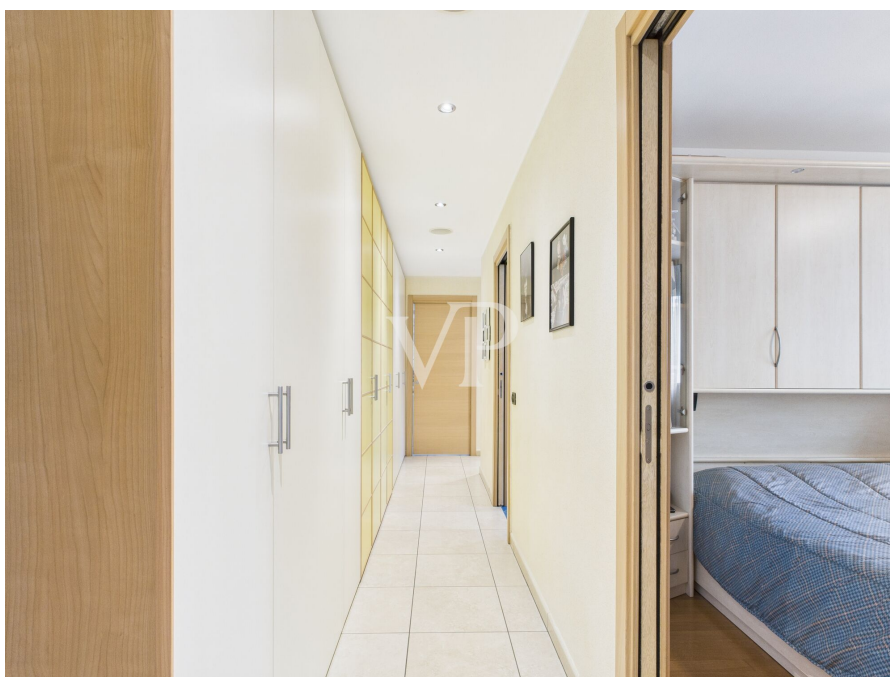
## The property





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## The property





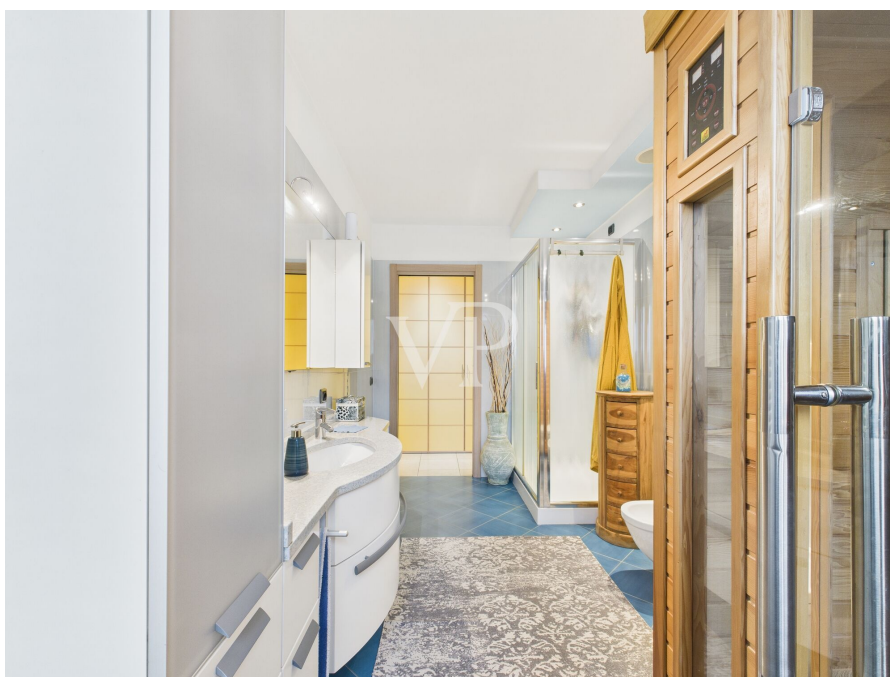
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## The property



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## Floor plans



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 spacious and modern apartment complex was built to the highest standard of Climate House "B", which means it will also be rated for energy efficiency. An entrance door, gives access to this charming three-room apartment with a living terrace that is located on the second floor with an elevator, the heart of the apartment is definitely the "LIVING" living and dining area, which thanks to its large windows offers excellent natural light. The sleeping area, on the other hand, consists of: two double bedrooms, a windowed master bathroom with shower and sauna and a compartment currently used as a laundry room (possibility to turn it into a second bathroom). The property unit is equipped with a central heating system with radiators that is operated independently with convenient individual control of room temperature, providing a special atmosphere of well-being in all rooms. The offer is completed by a cellar space and a double garage box (EXTRA 60,000 Euro). All accessible by stairs or elevator.

The property features fine finishes.

Construction year 2006.

North/east exposure



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## Details of amenities

Pvc and wood double glazed windows  
Air-conditioned living and sleeping areas  
Background music system  
Electric shutters  
Condominium park

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## All about the location

The property is located on Via Resia, in the heart of Bolzano's Don Bosco - Firmiano district. The central location of this property allows you to reach all kinds of services: supermarkets, pharmacies, restaurants, and bus stops, which are in the immediate vicinity. In addition, you can reach the highway and Mebo in just a few minutes.

Property ID: IT254152427 - 39100 Bolzano

## Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

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Drususallee 265/Viale Druso 265, 39100 Bozen/Bolzano (BZ)

Tel.: +39 0471 20 90 20

E-Mail: [bozen@von-poll.com](mailto:bozen@von-poll.com)

*To the Disclaimer of von Poll Immobilien GmbH*

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