

Bolzano / Bozen – Bolzano

Exclusive & central: stylish apartment in Bolzano's most prestigious residential area

Property ID: IT254922509



www.von-poll.it

PURCHASE PRICE: 574.000 EUR • LIVING SPACE: ca. 80 m² • ROOMS: 3

Property ID: IT254922509 - 39100 Bolzano / Bozen – Bolzano

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

Property ID: IT254922509 - 39100 Bolzano / Bozen – Bolzano

At a glance

Property ID	IT254922509
Living Space	ca. 80 m²
Floor	1
Rooms	3
Bedrooms	1
Bathrooms	1
Year of construction	1920
Type of parking	1 x Outdoor parking space

Purchase Price	574.000 EUR
Commission	Subject to commission
Total Space	ca. 101 m²

Property ID: IT254922509 - 39100 Bolzano / Bozen – Bolzano

Energy Data

Energy Source	Gas	Energy Certificate	Energy demand certificate
Energy certificate valid until	20.03.2034	Final Energy Demand	50.00 kWh/m²a
		Energy efficiency class	B

Property ID: IT254922509 - 39100 Bolzano / Bozen – Bolzano

The property



Property ID: IT254922509 - 39100 Bolzano / Bozen – Bolzano

The property



Property ID: IT254922509 - 39100 Bolzano / Bozen – Bolzano

The property



Property ID: IT254922509 - 39100 Bolzano / Bozen – Bolzano

The property



Property ID: IT254922509 - 39100 Bolzano / Bozen – Bolzano

The property



Property ID: IT254922509 - 39100 Bolzano / Bozen – Bolzano

The property



Property ID: IT254922509 - 39100 Bolzano / Bozen – Bolzano

The property



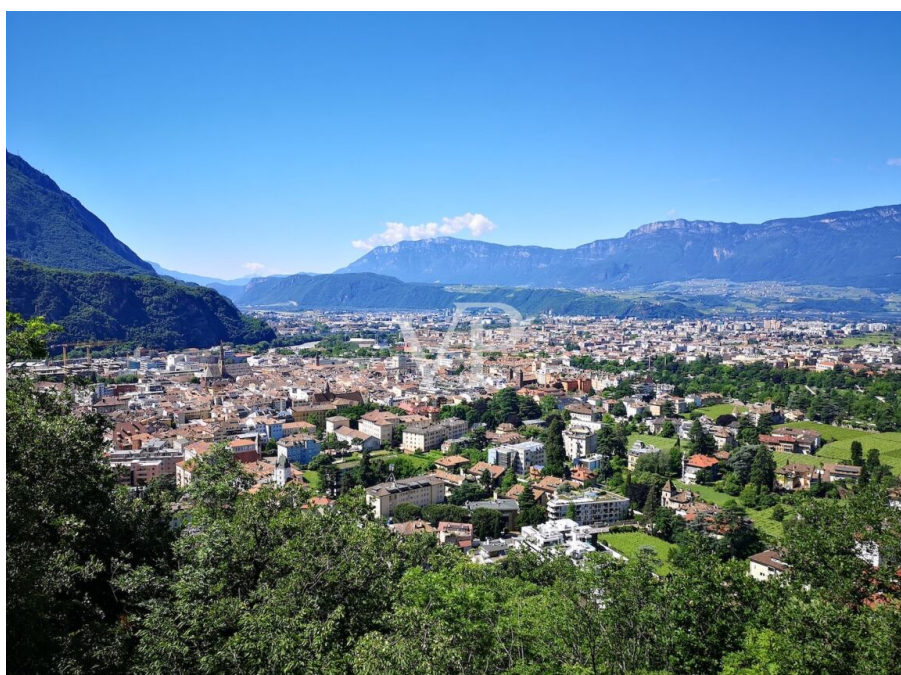
Property ID: IT254922509 - 39100 Bolzano / Bozen – Bolzano

The property



Property ID: IT254922509 - 39100 Bolzano / Bozen – Bolzano

The property



Property ID: IT254922509 - 39100 Bolzano / Bozen – Bolzano

The property



Property ID: IT254922509 - 39100 Bolzano / Bozen – Bolzano

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.

Property ID: IT254922509 - 39100 Bolzano / Bozen – Bolzano

A first impression

This elegant apartment is for sale in one of the most prestigious residential areas of Bolzano, directly on Via Cavour.

The location is considered one of the best in the city: quiet, green and yet close to the center, ideal for those who want to combine lifestyle and maximum comfort.

The apartment has an entrance hall and a bright living/dining area that invites you to linger.

The kitchen is separate and offers enough space to unleash your creativity. There is a spacious bedroom, while another room can be used as an office or study. The large bathroom is bright and modern, with a practical guest WC, shower and bathtub. Electric shutters and dimmable lighting system.

A private parking space and a cellar room are also included in the purchase price and offer additional comfort and storage space.

This apartment represents a rare opportunity to acquire an elegant apartment in one of the most exclusive areas of Bolzano: ideal for couples or discerning city lovers.

Property ID: IT254922509 - 39100 Bolzano / Bozen – Bolzano

All about the location

Cavour Street, Bolzano - classic and confidential address

Close to the historic center, Via Cavour offers elegant residency with everything within easy reach: schools of all kinds, nearby stores, services and transportation. The proximity to the St. Oswald Promenades adds an exclusive plus: scenic paths among greenery and vineyards, perfect for those who like to walk or run with a view of the city. Neat and quiet street, well-maintained buildings, high quality of life, and excellent retention of property value-a solid choice for families and professionals.

Property ID: IT254922509 - 39100 Bolzano / Bozen – 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