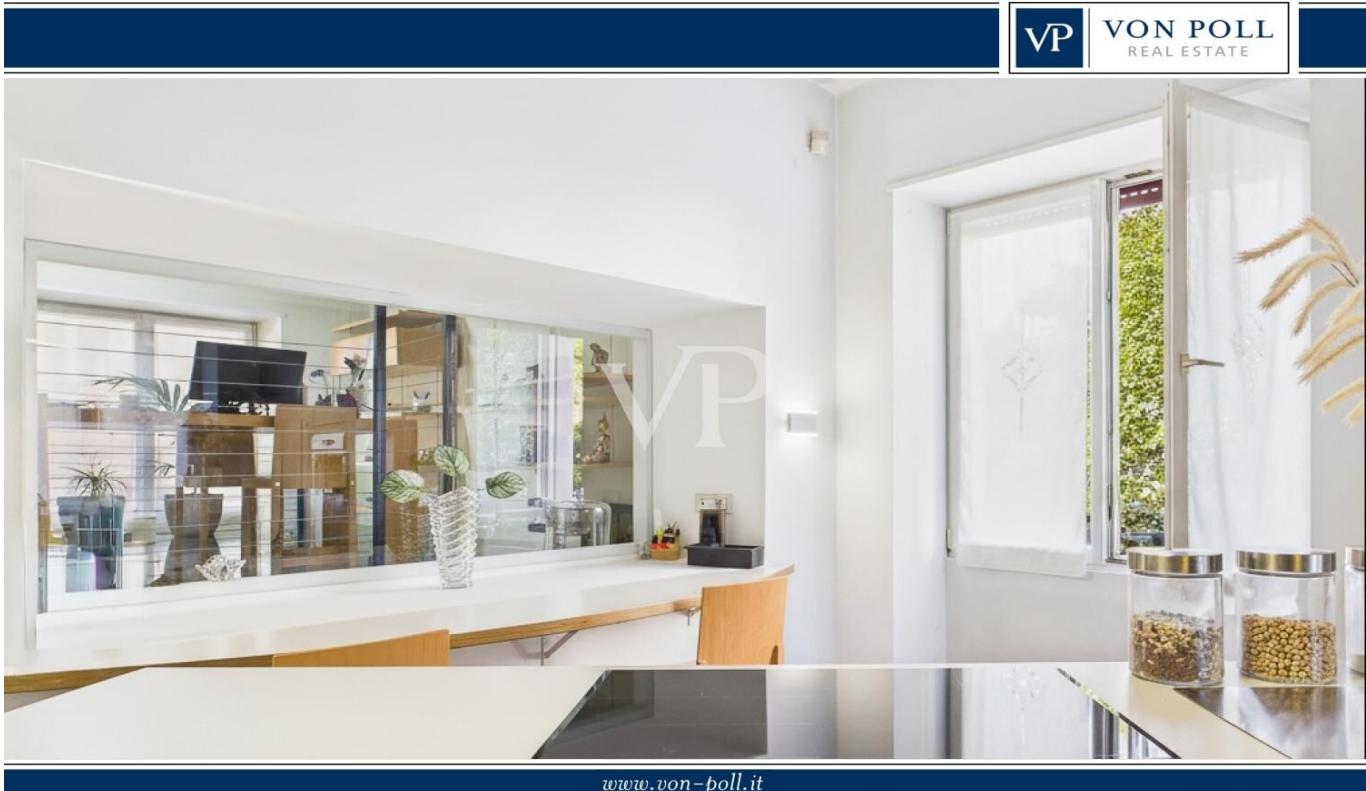


Bolzano / Bozen – Bolzano

## Bolzano center: furnished apartment with parking space and cellar

*Property ID: IT254152586*



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

**PURCHASE PRICE: 469.000 EUR • LIVING SPACE: ca. 79 m<sup>2</sup> • ROOMS: 3**

Property ID: IT254152586 - 39100 Bolzano / Bozen – Bolzano

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

**Property ID: IT254152586 - 39100 Bolzano / Bozen – Bolzano**

## At a glance

Property ID	<b>IT254152586</b>
Living Space	<b>ca. 79 m<sup>2</sup></b>
Floor	<b>1</b>
Rooms	<b>3</b>
Bedrooms	<b>1</b>
Bathrooms	<b>1</b>
Year of construction	<b>1920</b>

Purchase Price	<b>469.000 EUR</b>
Commission	<b>Soggetto a commissione</b>
Total Space	<b>ca. 101 m<sup>2</sup></b>
Usable Space	<b>ca. 94 m<sup>2</sup></b>

Property ID: IT254152586 - 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/m <sup>2</sup> a
		Energy efficiency class	B

Property ID: IT254152586 - 39100 Bolzano / Bozen – Bolzano

## The property



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## The property



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## The property



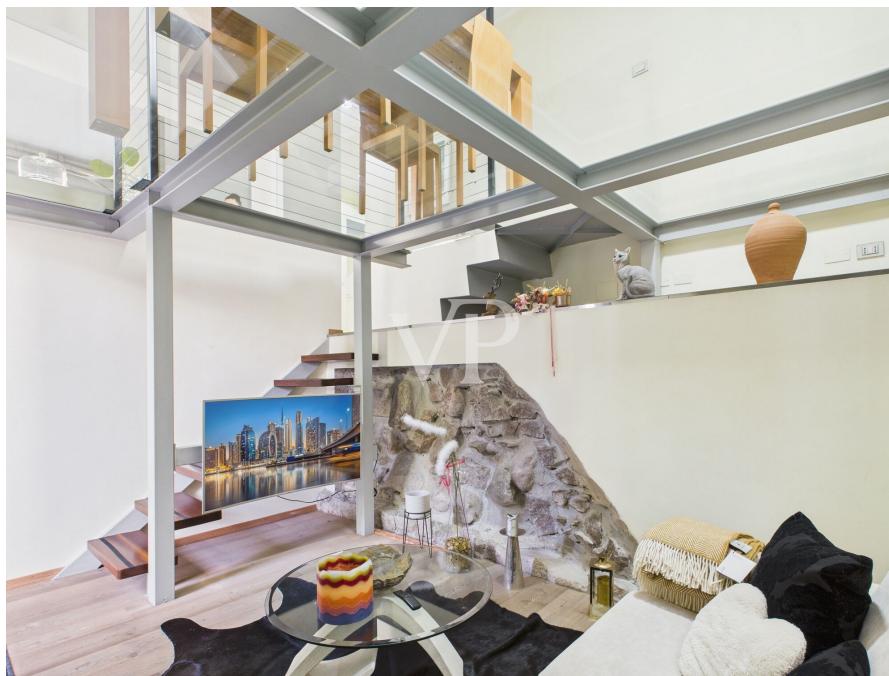
Property ID: IT254152586 - 39100 Bolzano / Bozen – Bolzano

## The property



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## The property



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## The property



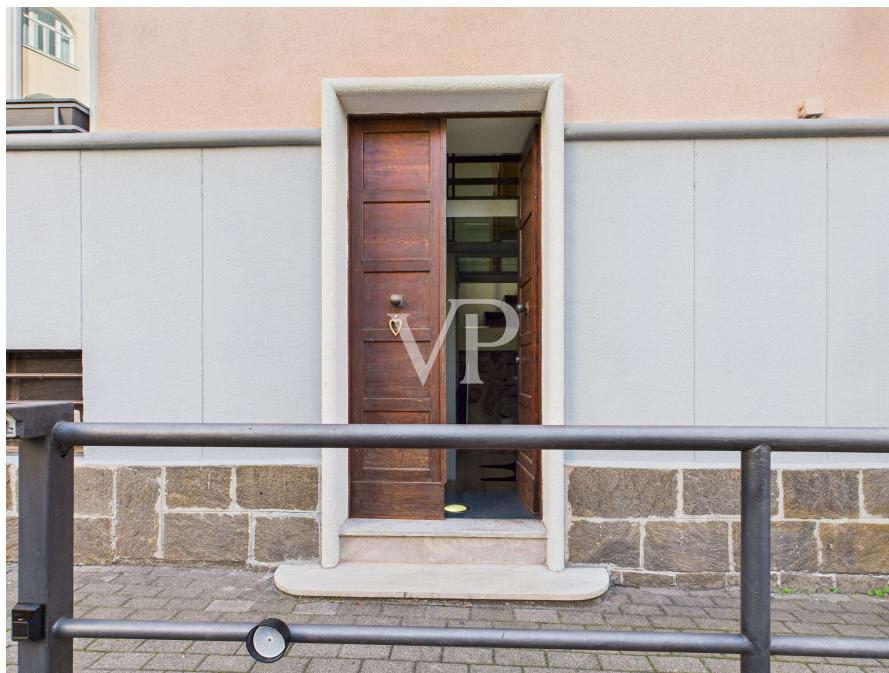
Property ID: IT254152586 - 39100 Bolzano / Bozen – Bolzano

## The property



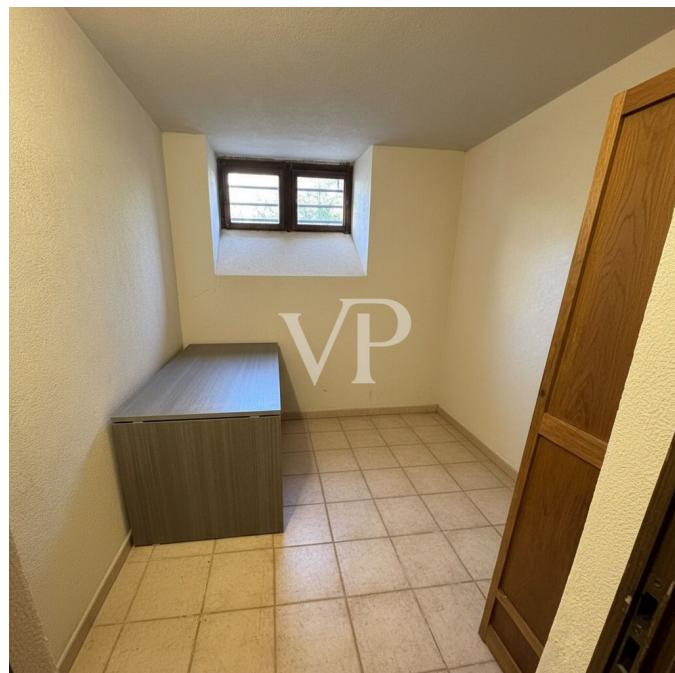
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## The property



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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.

**Property ID: IT254152586 - 39100 Bolzano / Bozen – Bolzano**

## A first impression

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

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 and a bright living/dining area.

The kitchen is separate and offers enough space to develop one's creativity. A spacious bedroom, while an additional room can be used as an office or work space. The large bathroom is bright and modernly equipped, complemented by a practical guest toilet, shower and bathtub. Electric shutters and dimerable light system. Cellar.

**Property ID: IT254152586 - 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: IT254152586 - 39100 Bolzano / Bozen – Bolzano**

## 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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