

Bolzano

# Spacious and light-flooded 3-room apartment with balcony

Property ID: IT254152611



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**PURCHASE PRICE: 450.000 EUR • LIVING SPACE: ca. 80 m<sup>2</sup> • ROOMS: 3**

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## At a glance

|                      |             |
|----------------------|-------------|
| Property ID          | IT254152611 |
| Living Space         | ca. 80 m²   |
| Floor                | 1           |
| Rooms                | 3           |
| Bedrooms             | 2           |
| Bathrooms            | 1           |
| Year of construction | 1980        |

|                |                       |
|----------------|-----------------------|
| Purchase Price | 450.000 EUR           |
| Commission     | Subject to commission |
| Total Space    | ca. 117 m²            |

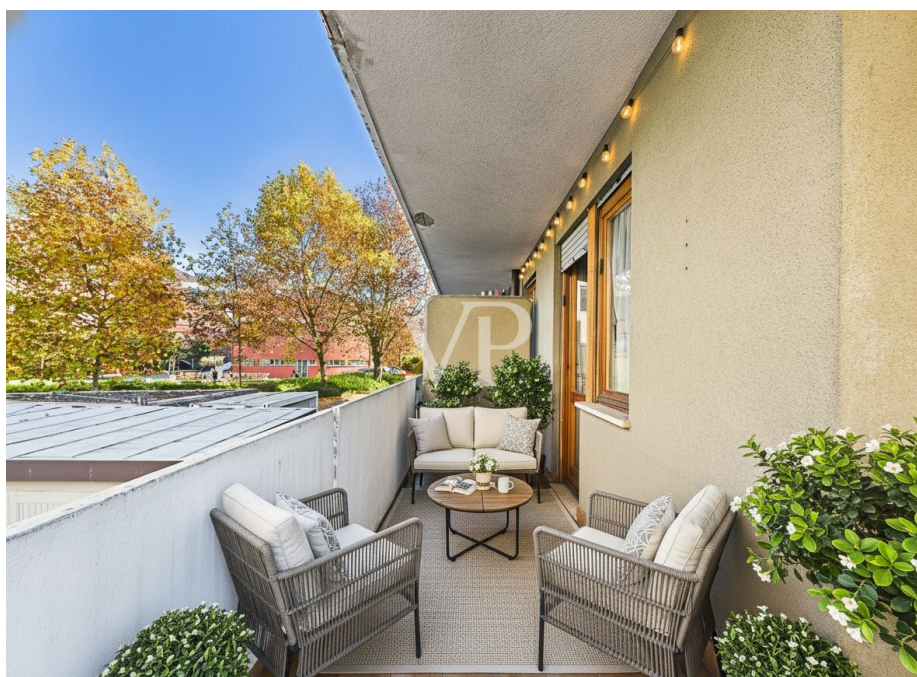
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## Energy Data

|               |     |                         |                           |
|---------------|-----|-------------------------|---------------------------|
| Energy Source | Gas | Energy Certificate      | Energy demand certificate |
| Power Source  | Gas | Final Energy Demand     | 180.00 kWh/m²a            |
|               |     | Energy efficiency class | G                         |

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## The property





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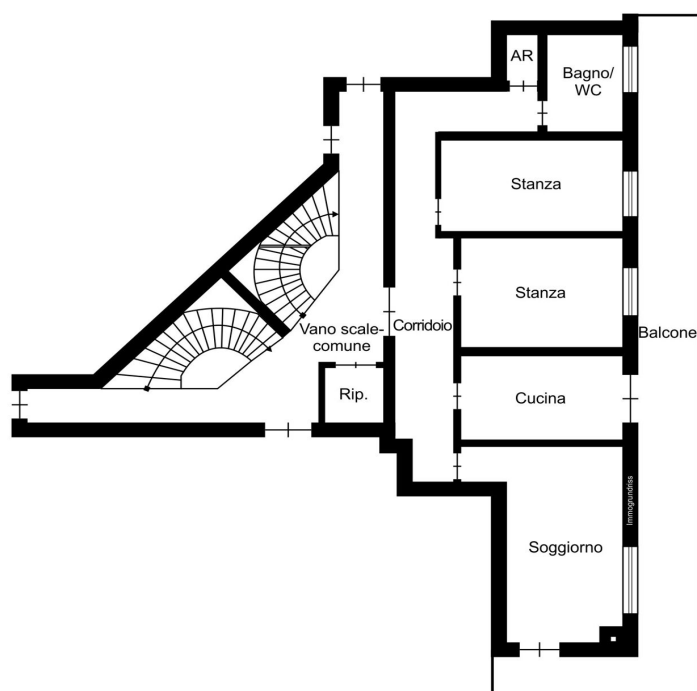
## The property





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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

In an elegant and elegant context, we offer for sale this spacious three-room apartment with balcony. The property is located on the second floor with elevator exposed on two sides. The interior layout includes: a comfortable entrance hall, a generous living room with access to the balcony, an eat-in kitchen also with access to the balcony, two double bedrooms, a windowed bathroom and a storage room. The unit has central heating with radiators. The building is located in a prestigious and well-serviced residential area. Ideal solution for those seeking comfort and privacy, in an elegant and quiet environment. This exclusive property is complemented by a cellar and an EXTRA garage (Euro 40,000).  
Exposure: North/East

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## All about the location

The property is located on Viale Trieste in Bolzano. The central location of the property offers all kinds of services: pharmacies, schools, supermarkets, restaurants and many other commercial activities. A few meters from the property you can find bus stops and bicycle path. In addition, it is possible to reach Piazza Vittoria, Corso della Libertà, the historic center, the Twenty shopping center, the Brenner freeway, and Mebo in a few minutes.

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## Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

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