

Bolzano / Bozen – Bolzano

## Elegant duplex penthouse apartment with panoramic terrace

Property ID: IT254152638



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

PURCHASE PRICE: 760.000 EUR • LIVING SPACE: ca. 117 m<sup>2</sup> • ROOMS: 5

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## At a glance

|              |             |
|--------------|-------------|
| Property ID  | IT254152638 |
| Living Space | ca. 117 m²  |
| Floor        | 3           |
| Rooms        | 5           |
| Bedrooms     | 4           |
| Bathrooms    | 2           |

|                |                       |
|----------------|-----------------------|
| Purchase Price | 760.000 EUR           |
| Commission     | Subject to commission |
| Total Space    | ca. 147 m²            |
| Equipment      | Balcony               |

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## Energy Data

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



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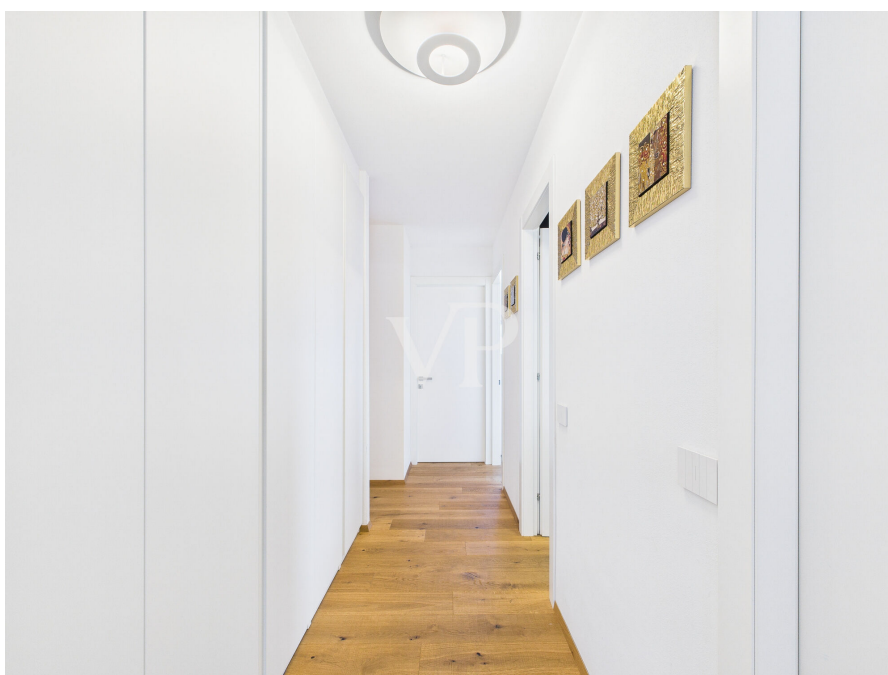
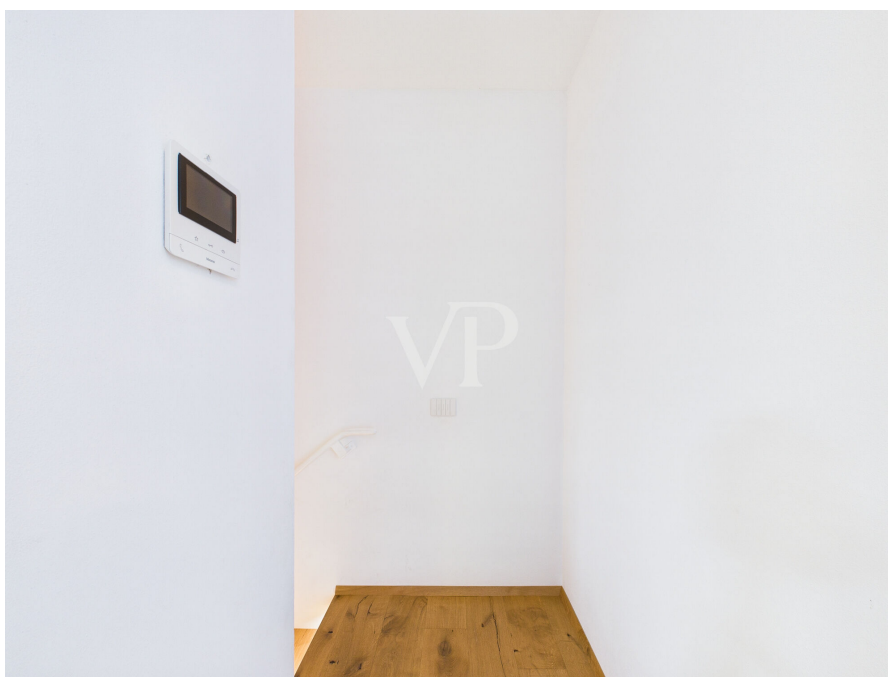
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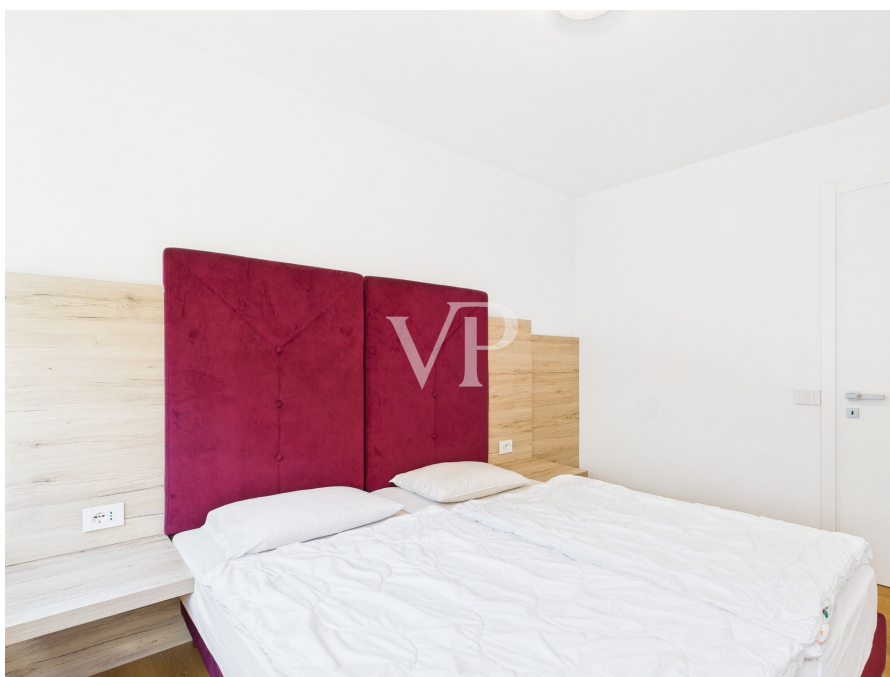
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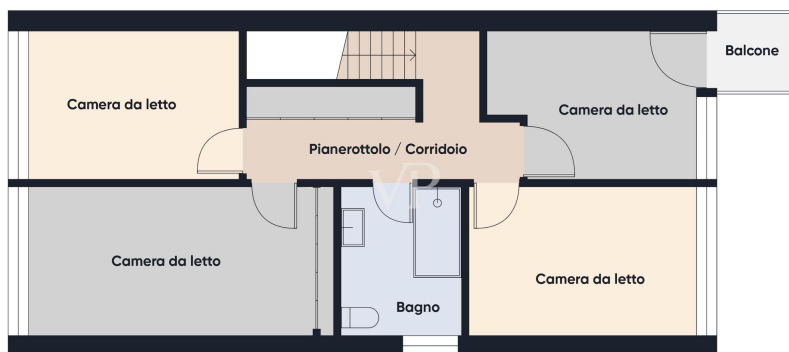
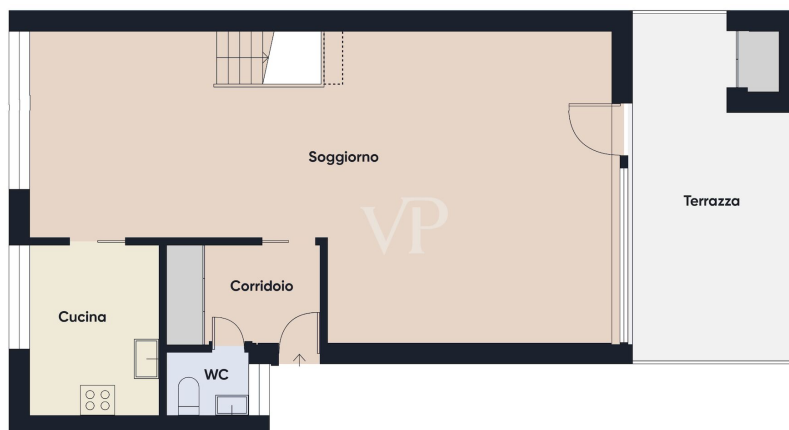
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## Floor plans



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 marvelous five-room apartment of ample size is located on the third and top floor and is exposed on two parallel sides. The interior layout includes: a comfortable entrance hall, a generous living room with "living" dining room with access to the terrace with panoramic views, a kitchenette and a service bathroom. An internal staircase leads to the sleeping area, consisting of four bedrooms including one with a balcony with panoramic views, a windowed master bathroom. The unit has central heating with radiators. Ideal solution for those seeking large spaces, comfort and privacy, in an elegant and quiet environment. This exclusive property is completed by an EXTRA garage box (Euro 35,000 ) and a cellar.

Renovated in 2023

East/west exposure



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## All about the location

The property is located on Aurelio Nicolodi Street in Bolzano.

All services are easily and in a short time reachable. Numerous schools, kindergartens, and the historic center, with all the typical stores and restaurants, can be reached in a short time. Bike paths and a bus stop are in close proximity.

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## Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

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