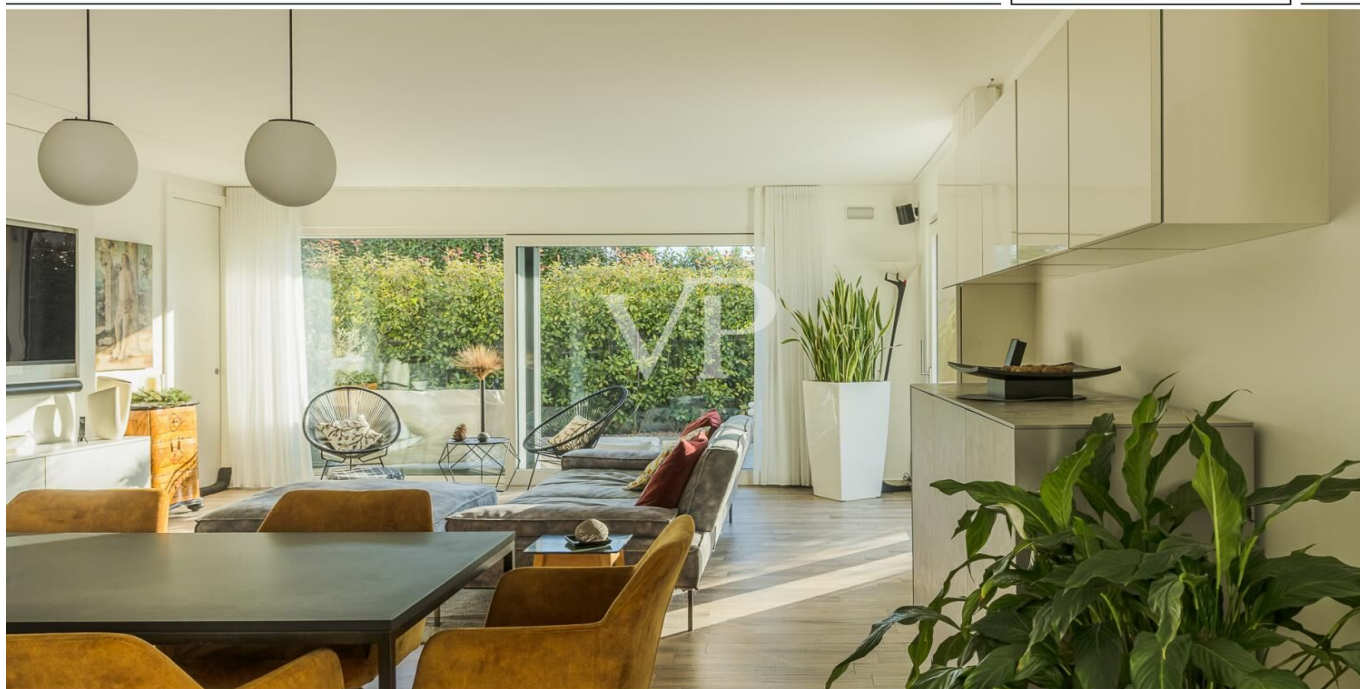


**Bolzano**

## Elegant and modern terraced villa in St. Maurice area

*Property ID: IT254152651*



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

**PURCHASE PRICE: 1.680.000 EUR • LIVING SPACE: ca. 147,5 m<sup>2</sup> • ROOMS: 4**

Property ID: IT254152651 - 39100 Bolzano

- At a glance
- The property
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Property ID: IT254152651 - 39100 Bolzano

## At a glance

Property ID	IT254152651
Living Space	ca. 147,5 m <sup>2</sup>
Rooms	4
Bedrooms	3
Bathrooms	3
Year of construction	2016
Type of parking	2 x Garage

Purchase Price	1.680.000 EUR
Commission	Subject to commission
Total Space	ca. 241 m <sup>2</sup>
Equipment	Terrace, Balcony

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## Energy Data

Type of heating	Underfloor heating	Energy Certificate	Energy demand certificate
Energy Source	Air-to-water heat pump	Final Energy Demand	25.00 kWh/m²a
		Energy efficiency class	A
		Year of construction according to energy certificate	2016



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## The property



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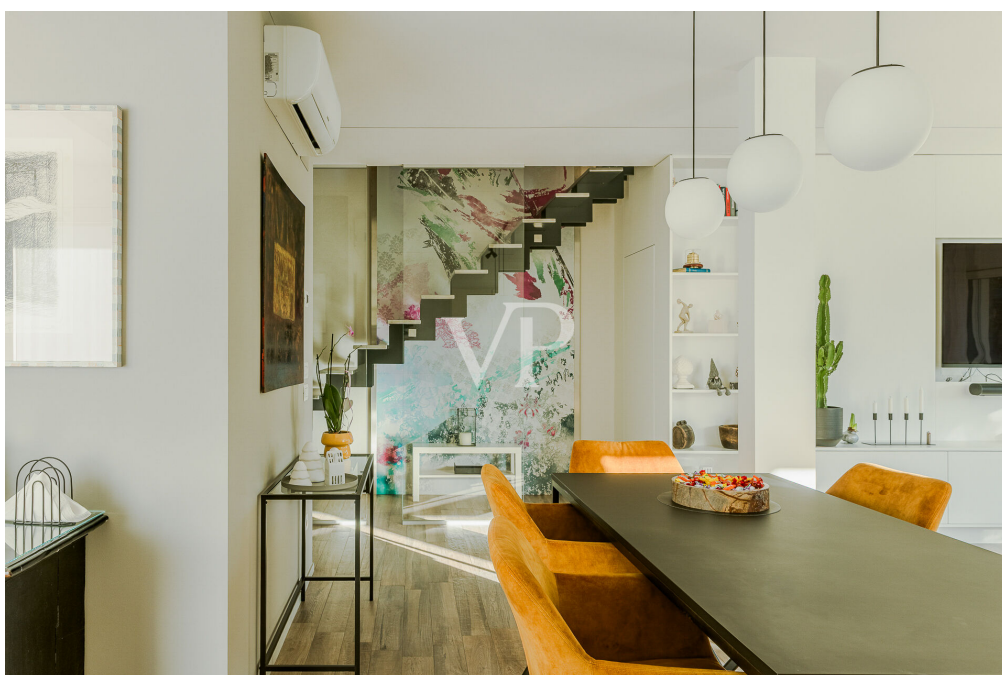
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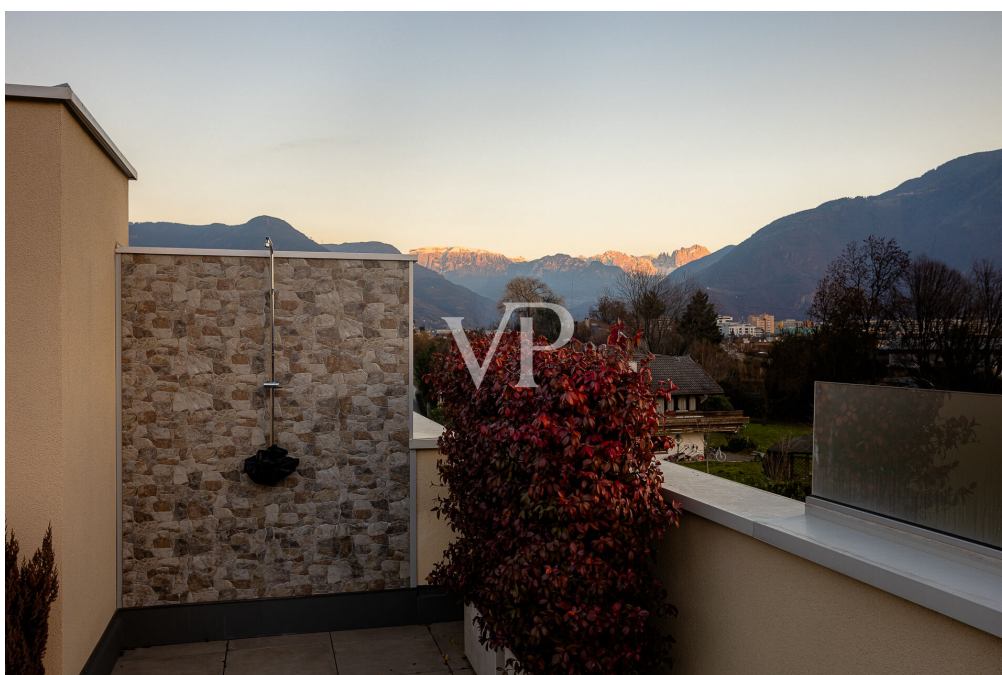
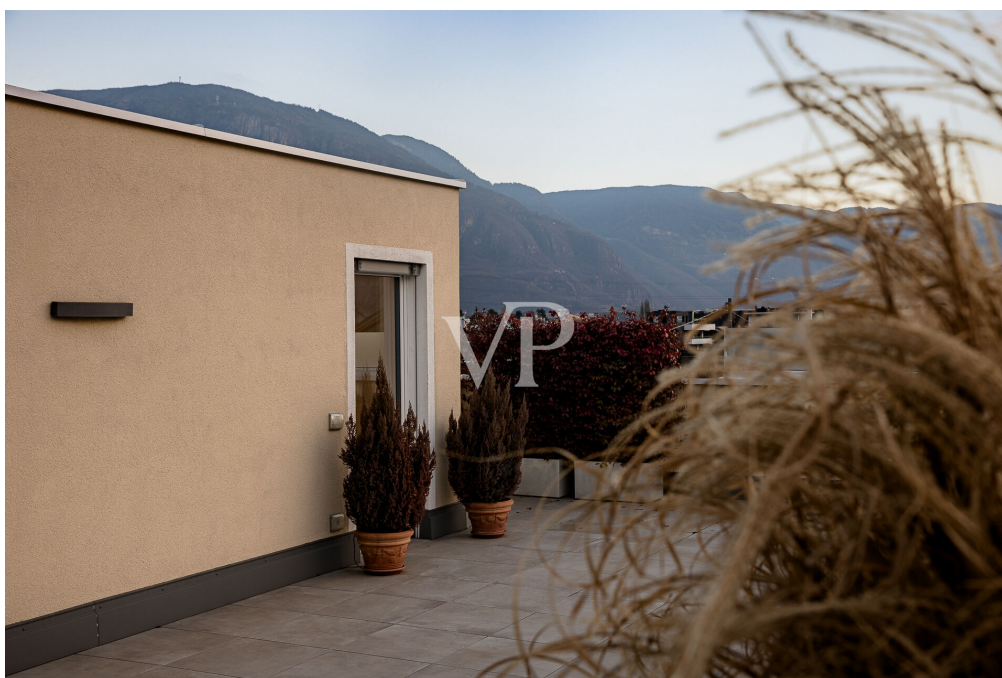
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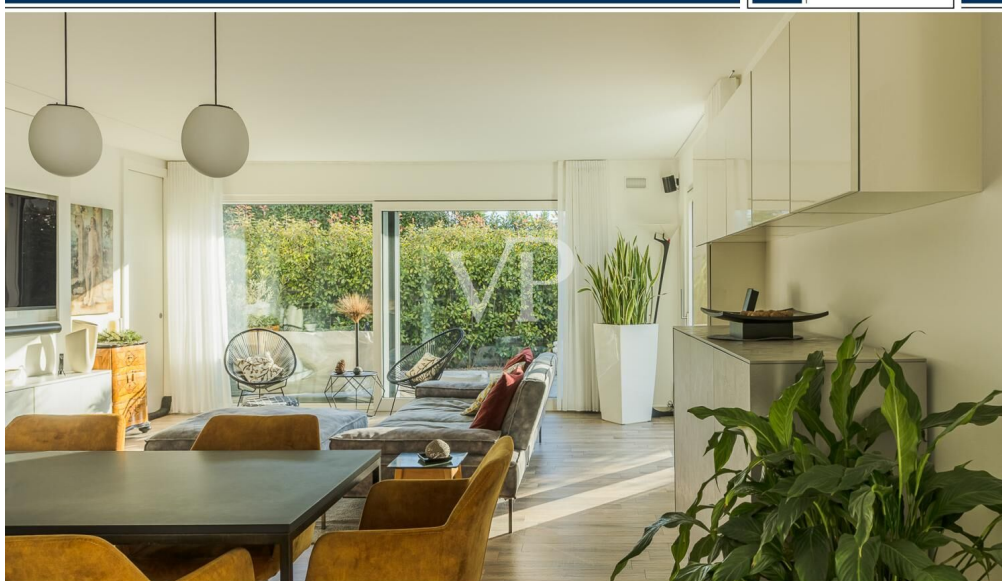
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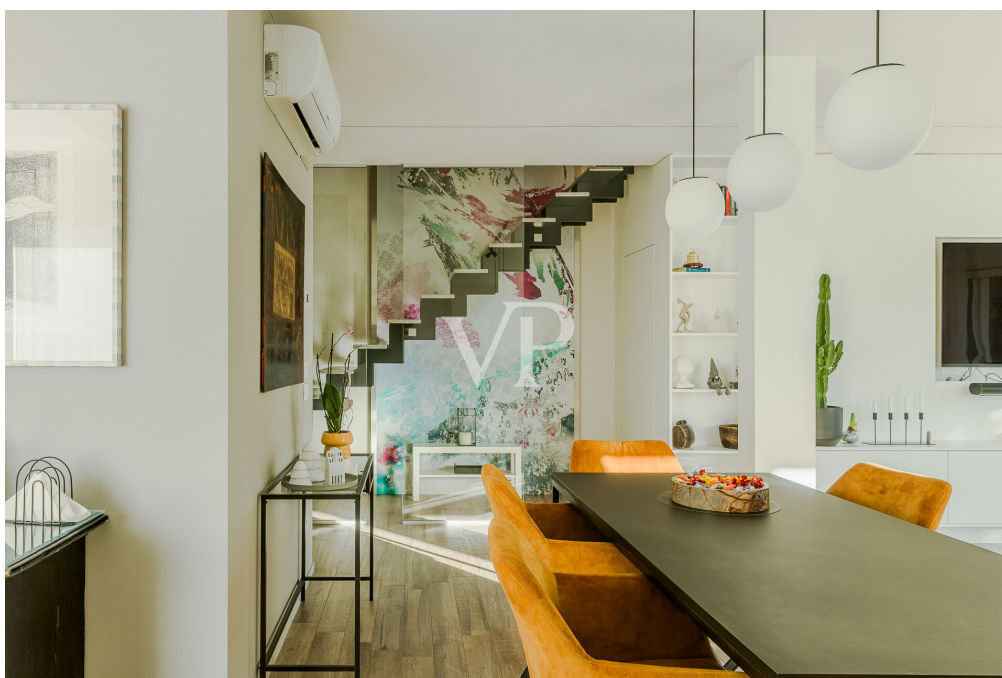
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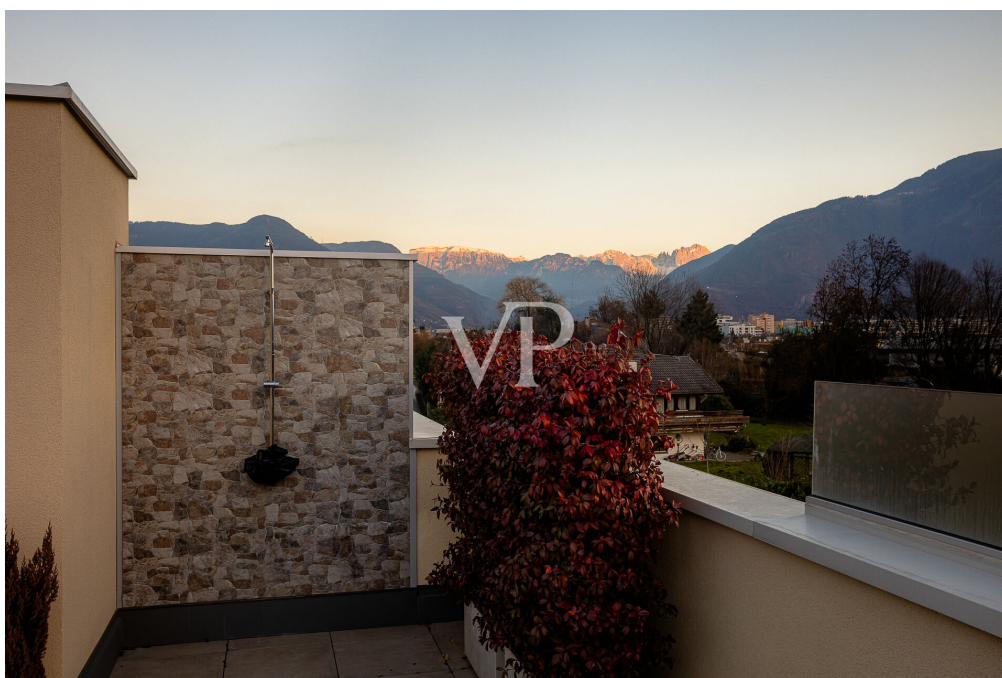
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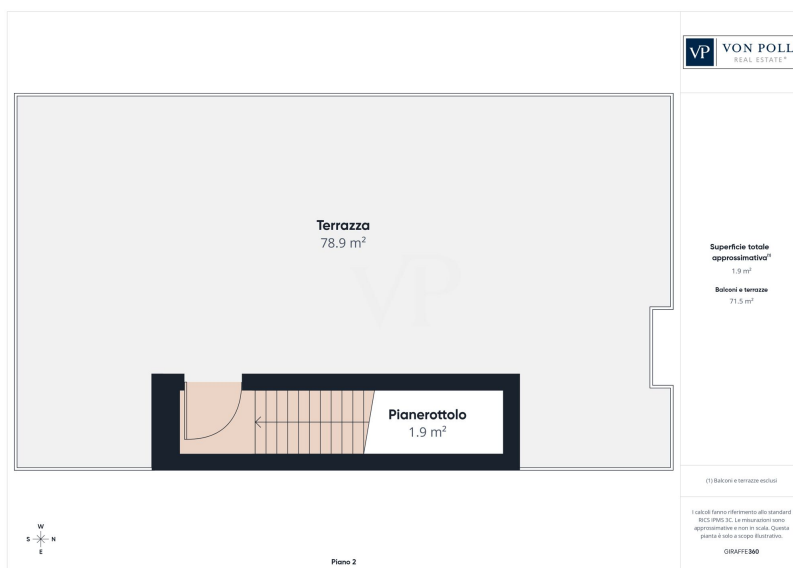
## The property

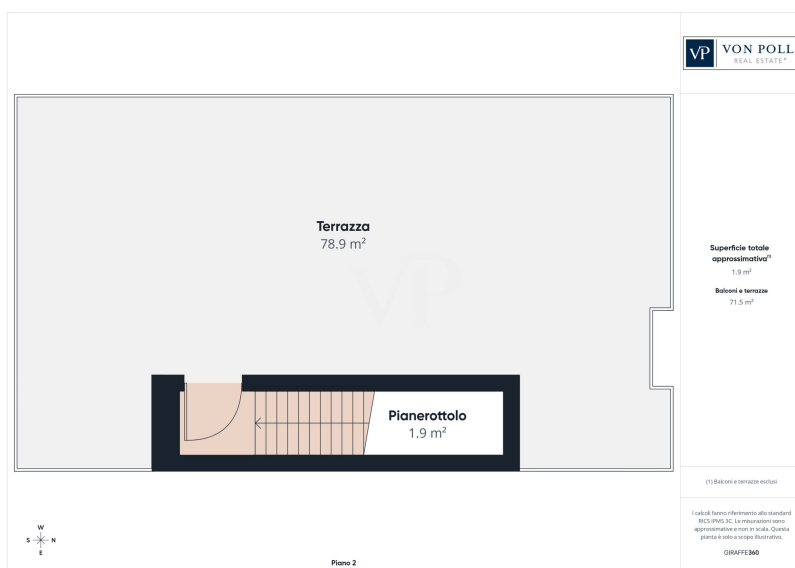


Property ID: IT254152651 - 39100 Bolzano

## 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: IT254152651 - 39100 Bolzano**

## A first impression

This prestigious and modern terraced villa, built to the highest CasaClima A standards, guarantees excellent energy efficiency and a high level of living comfort. The structure also ensures a considerable degree of privacy. The ground floor entrance leads directly to the LIVING living and dining area, overlooking the private garden. The large sliding windows and excellent exposure ensure excellent natural light throughout the day. The garden and terrace create a relaxing and welcoming environment, ideal for spending pleasant moments with family or friends. The floor is completed with a service bathroom and a storage room. On the second floor, reached by an internal staircase, there is the sleeping area consisting of: a master bedroom with balcony, a master room with en suite bathroom, an additional room (currently used as laundry room) and a master bathroom. The house is equipped with underfloor heating with independent temperature control in each room, ensuring a high feeling of well-being in all rooms. Also via an internal staircase there is access to the roof terrace with 360-degree panoramic views.

Completing the offer: a double garage box, a single garage box with automated door and a cellar. The property, built in 2016, is distinguished by fine finishes and state-of-the-art technology.

**Property ID: IT254152651 - 39100 Bolzano**

## Details of amenities

Automated exterior gate, Video intercom, Home automation system, Alarm system, automated irrigation, underfloor heating, heat pump, triple-glazed windows, automated garage lighting, etc.

**Property ID: IT254152651 - 39100 Bolzano**

## All about the location

This elegant property is located in the locality of St. Maurice in Bolzano, a very quiet area surrounded by greenery, among fine villas and ancient trees. The historic center of Bolzano, is 5 km away. The strategic location and the proximity to the Mendel Pass, Lake Kaltern and the surrounding cable cars, offer at any time of the year, numerous possibilities for leisure time.

**Property ID: IT254152651 - 39100 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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