

**Bolzano**

# Modern and elegant four-bedroom apartment with panoramic views

**Property ID: IT264152720**



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

**PURCHASE PRICE: 615.000 EUR • LIVING SPACE: ca. 80 m<sup>2</sup> • ROOMS: 4**

**Property ID: IT264152720 - 39100 Bolzano**

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

**Property ID: IT264152720 - 39100 Bolzano**

## At a glance

<b>Property ID</b>	<b>IT264152720</b>	<b>Purchase Price</b>	<b>615.000 EUR</b>
<b>Living Space</b>	<b>ca. 80 m<sup>2</sup></b>	<b>Type</b>	<b>Apartment</b>
<b>Floor</b>	<b>3</b>	<b>Commission</b>	<b>Subject to commission</b>
<b>Rooms</b>	<b>4</b>	<b>Total Space</b>	<b>ca. 111 m<sup>2</sup></b>
<b>Bedrooms</b>	<b>3</b>	<b>Equipment</b>	<b>Terrace, Balcony</b>
<b>Bathrooms</b>	<b>2</b>		
<b>Year of construction</b>	<b>2020</b>		
<b>Type of parking</b>	<b>1 x Garage, 40000 EUR (Sale)</b>		

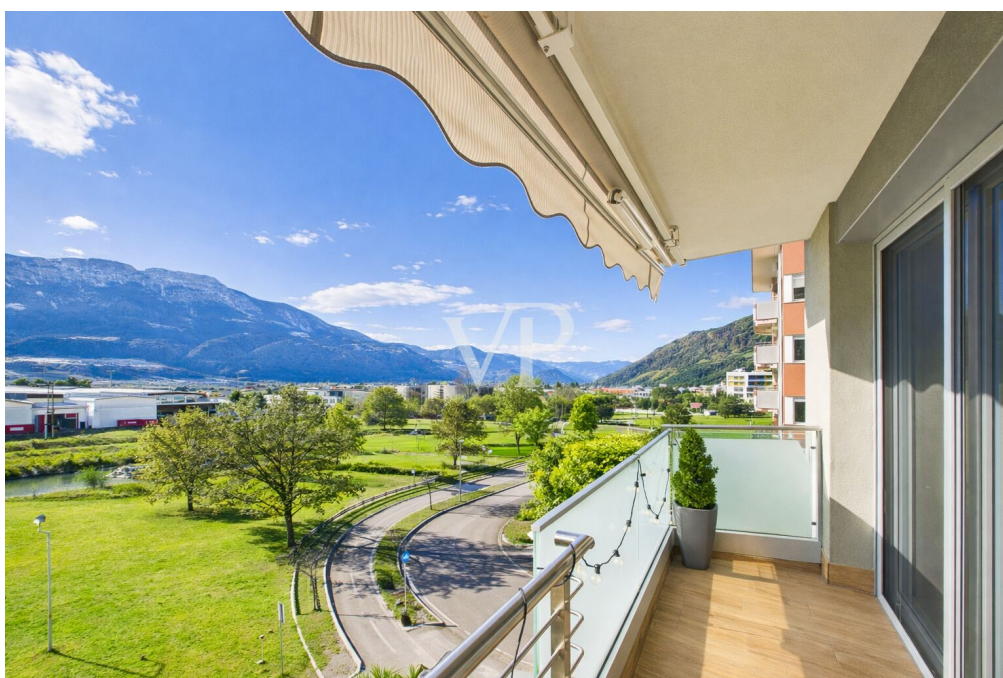
Property ID: IT264152720 - 39100 Bolzano

## Energy Data

Type of heating	District heating	Energy Certificate	Energy demand certificate
Energy Source	Remote	Final Energy Demand	25.00 kWh/m <sup>2</sup> a
Energy certificate valid until	20.09.2035	Energy efficiency class	A

Property ID: IT264152720 - 39100 Bolzano

## The property



Property ID: IT264152720 - 39100 Bolzano

## The property



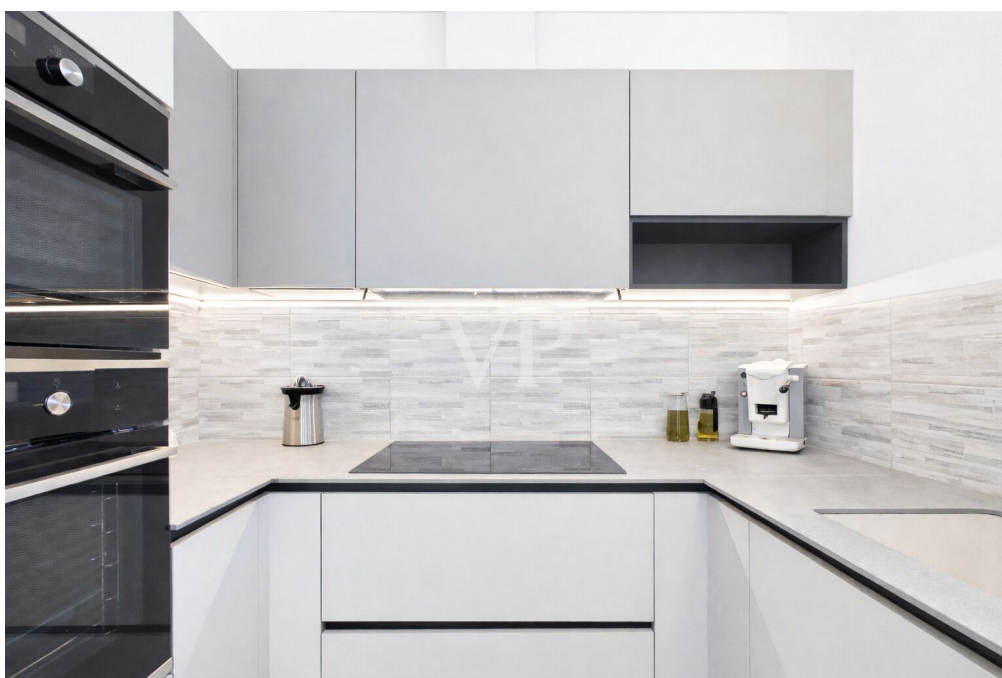
Property ID: IT264152720 - 39100 Bolzano

## The property



Property ID: IT264152720 - 39100 Bolzano

## The property



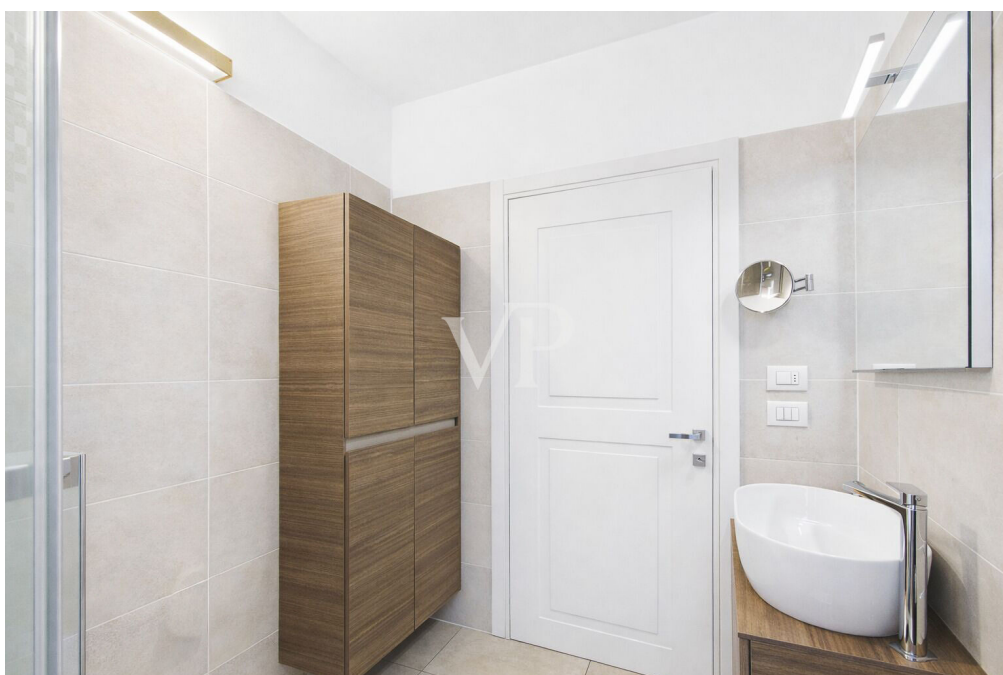
Property ID: IT264152720 - 39100 Bolzano

## The property



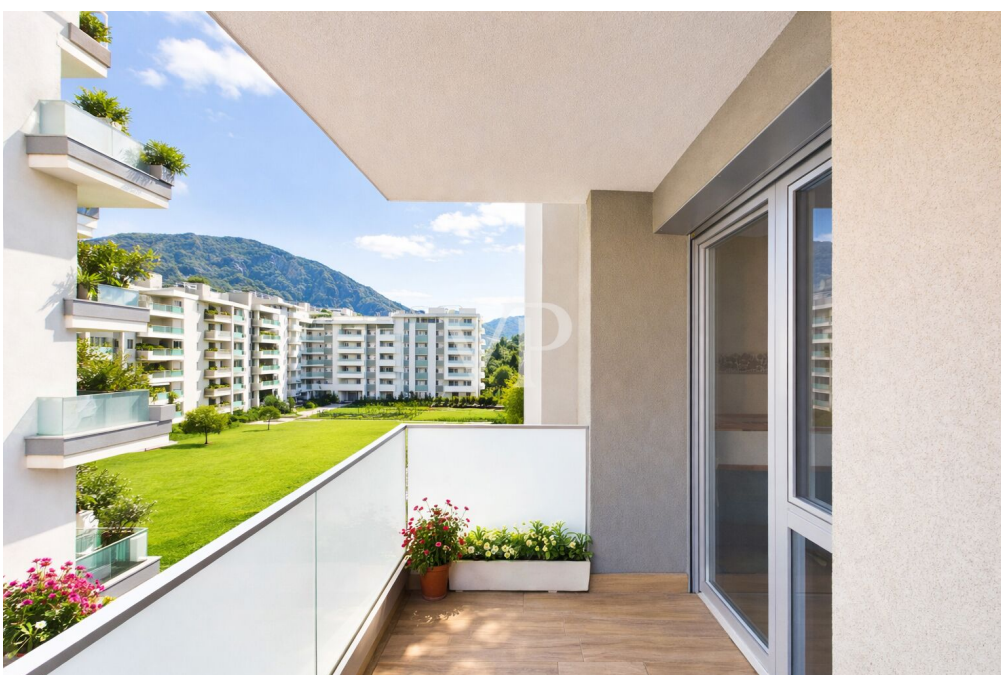
Property ID: IT264152720 - 39100 Bolzano

## The property



Property ID: IT264152720 - 39100 Bolzano

## The property



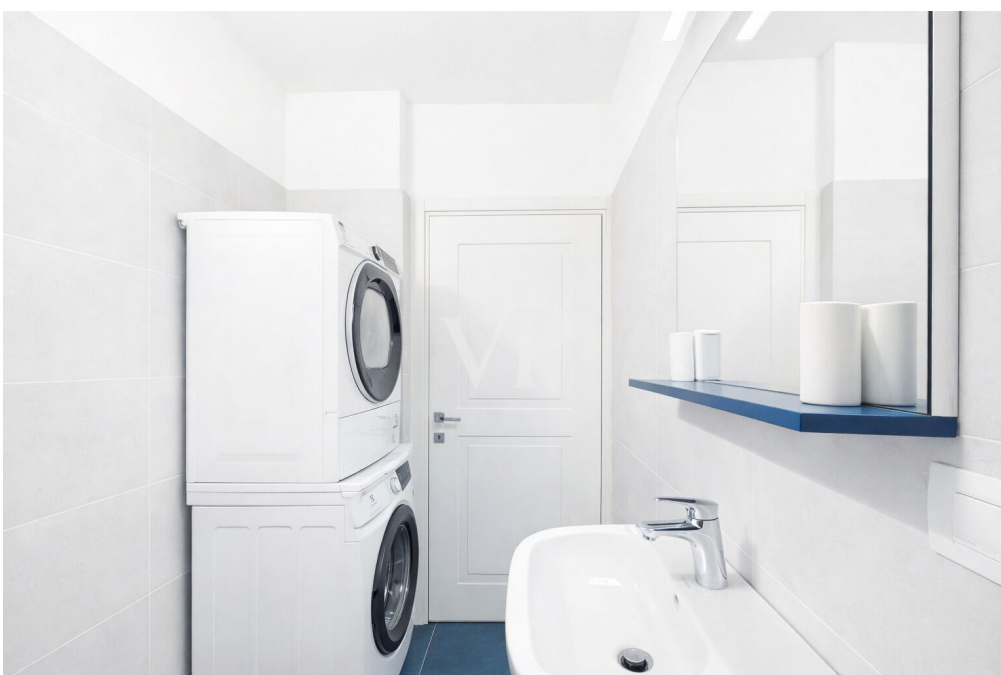
Property ID: IT264152720 - 39100 Bolzano

## The property



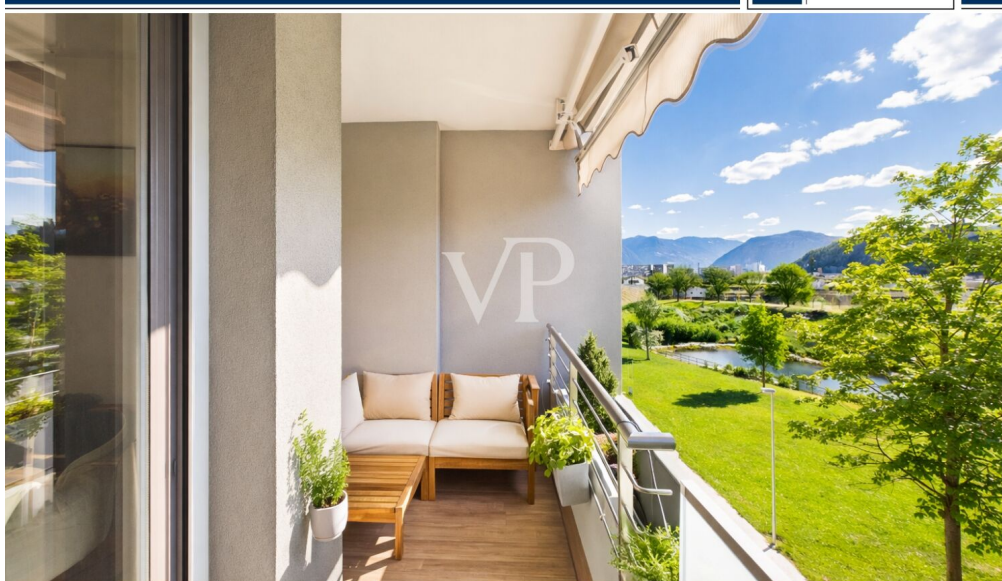
Property ID: IT264152720 - 39100 Bolzano

## The property



Property ID: IT264152720 - 39100 Bolzano

## The property

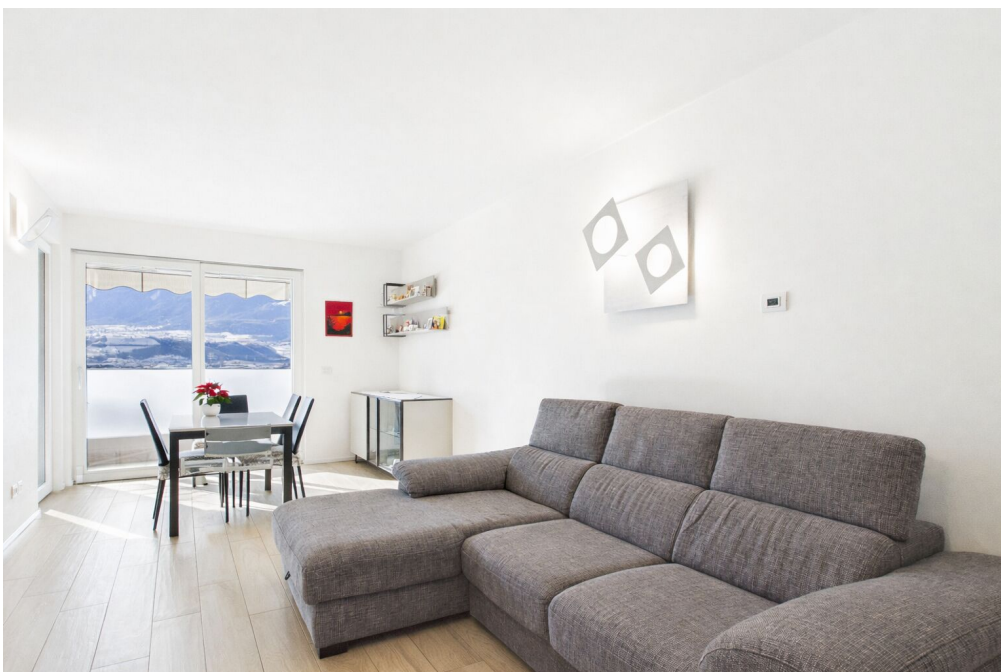


[www.von-poll.it](http://www.von-poll.it)



Property ID: IT264152720 - 39100 Bolzano

## The property



Property ID: IT264152720 - 39100 Bolzano

## The property



Property ID: IT264152720 - 39100 Bolzano

## The property



Property ID: IT264152720 - 39100 Bolzano

## The property



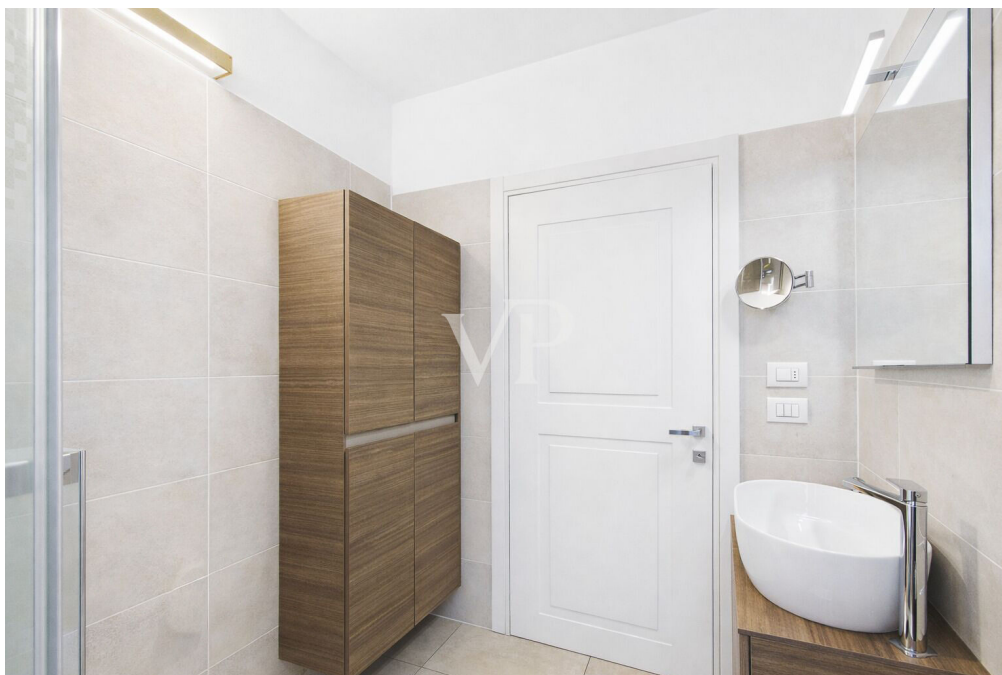
Property ID: IT264152720 - 39100 Bolzano

## The property



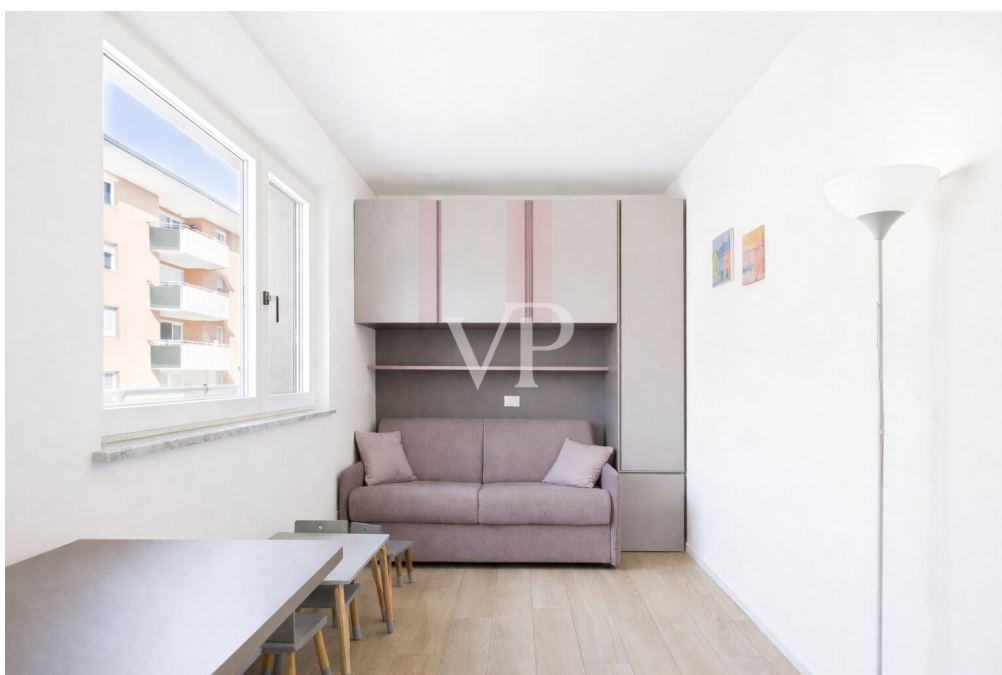
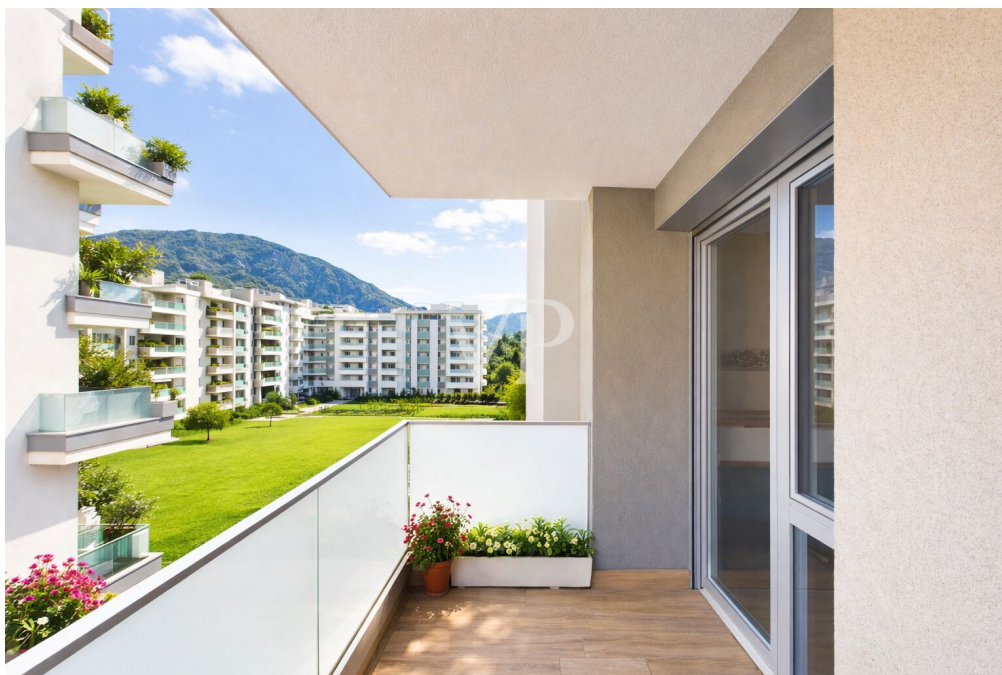
Property ID: IT264152720 - 39100 Bolzano

## The property



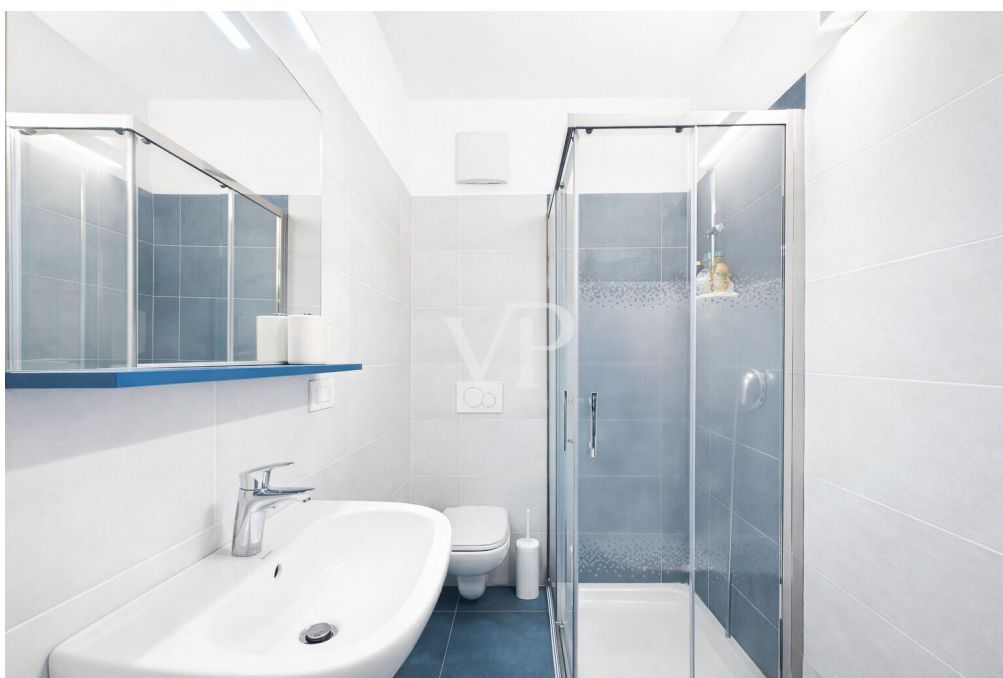
Property ID: IT264152720 - 39100 Bolzano

## The property



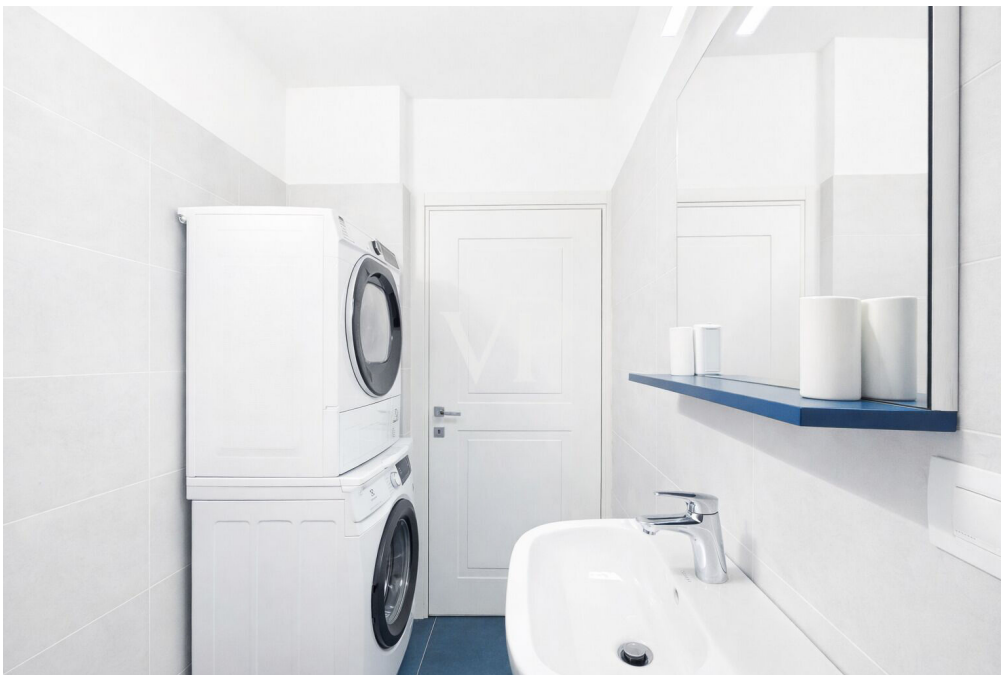
Property ID: IT264152720 - 39100 Bolzano

## The property



Property ID: IT264152720 - 39100 Bolzano

## The property



Property ID: IT264152720 - 39100 Bolzano

## Floor plans

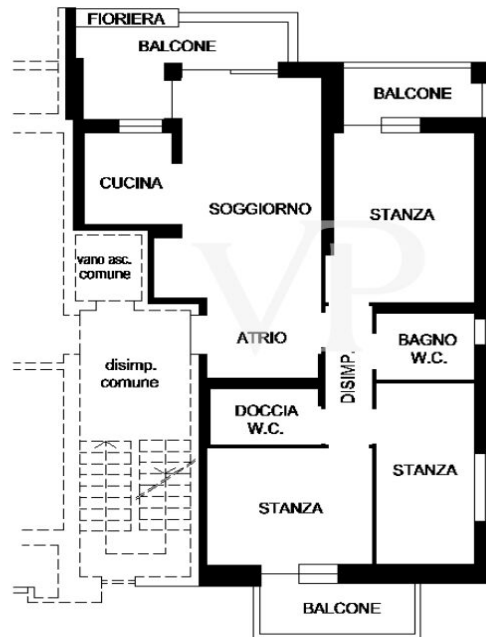
### PIANO TERZO

H = 2.60 m



**PIANO TERZO**

H = 2.60 m



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: IT264152720 - 39100 Bolzano**

## **A first impression**

**This prestigious residential complex, built according to the highest standards of Casa Clima "A", guarantees excellent energy efficiency and a high level of living comfort. The property, located on the third floor with an elevator, consists of: a convenient entrance hall, a "living" dining room with a south/west facing habitable balcony with panoramic views, a kitchenette, a master bedroom with a balcony, two single bedrooms including one of them with a balcony, a windowed master bathroom and a half bath. The object offers excellent natural light throughout the day. The real estate unit is equipped with a central underfloor heating system that is operated independently with convenient individual control of room temperature, offering a special atmosphere of well-being in all rooms. The offer is completed by a cellar space, a garage box EXTRA Euro 40,000.00. The property, built in 2020, is distinguished by fine finishes and state-of-the-art technology.**

**Property ID: IT264152720 - 39100 Bolzano**

## **Details of amenities**

**Underfloor heating**

**District heating**

**DAIKIN air conditioning**

**CASACLIMA "A"**

**Video intercom**

**Triple glazed windows**

**Property suitable for the disabled**

**Automated garage door**

**Panoramic view**

**South/west exposure**

**Property ID: IT264152720 - 39100 Bolzano**

## **All about the location**

**The property is located on Via Giacomo Puccini "Campo dei Fiori complex," in the heart of Bolzano's Don Bosco - Firmiano district. The central location of this property allows you to reach all kinds of services: supermarkets, pharmacies, restaurants, various educational institutions and bus stops that are located in the immediate vicinity. In addition, it is possible to reach the highway and Mebo in a few minutes.**

**Property ID: IT264152720 - 39100 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](mailto:bozen@von-poll.com)**

*To the Disclaimer of von Poll Immobilien GmbH*

---

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