

**Bolzano**

# Modern and elegant four-bedroom apartment with panoramic views

**Property ID: IT264152720**



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

**Property ID: IT264152720 - 39100 Bolzano**

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## 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>Commission</b>	<b>Subject to commission</b>
<b>Floor</b>	<b>3</b>	<b>Total Space</b>	<b>ca. 111 m<sup>2</sup></b>
<b>Rooms</b>	<b>4</b>	<b>Equipment</b>	<b>Terrace, Balcony</b>
<b>Bedrooms</b>	<b>3</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>		

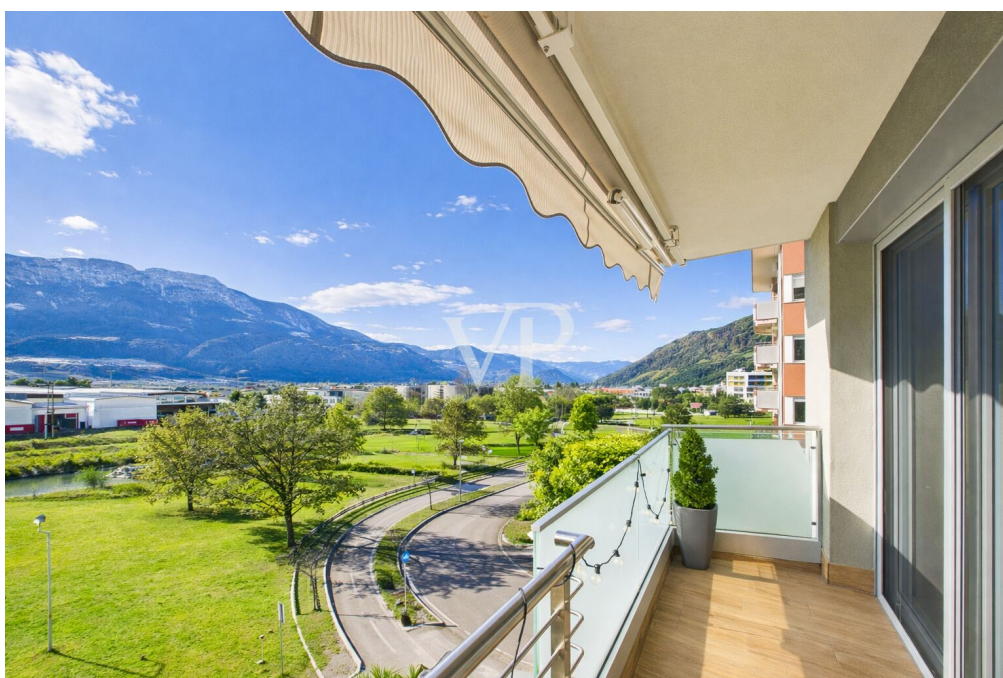
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## Energy Data

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

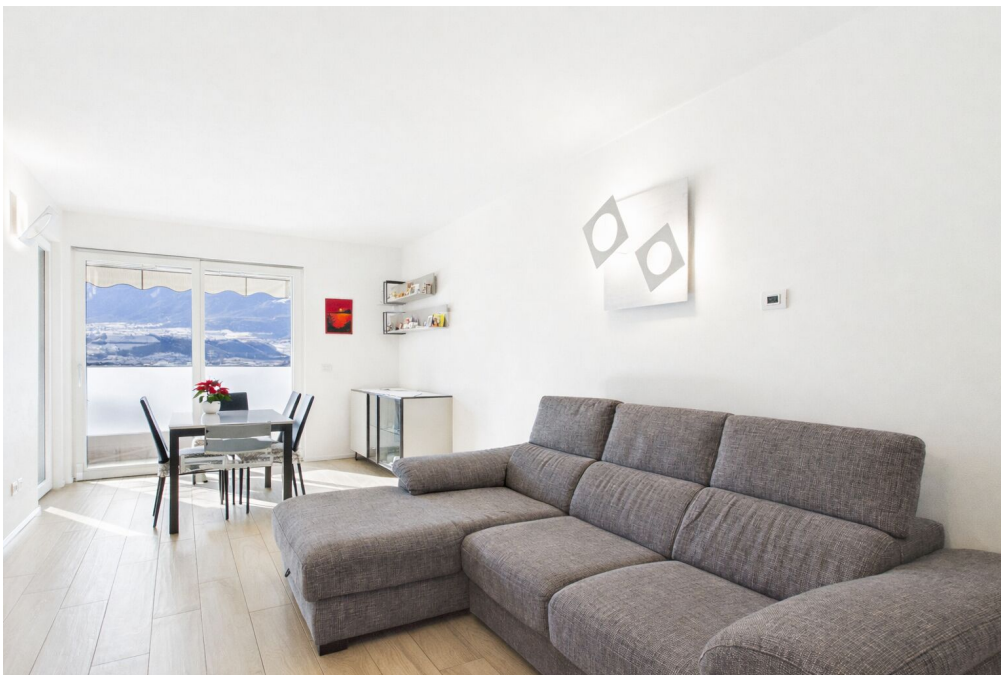
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## The property



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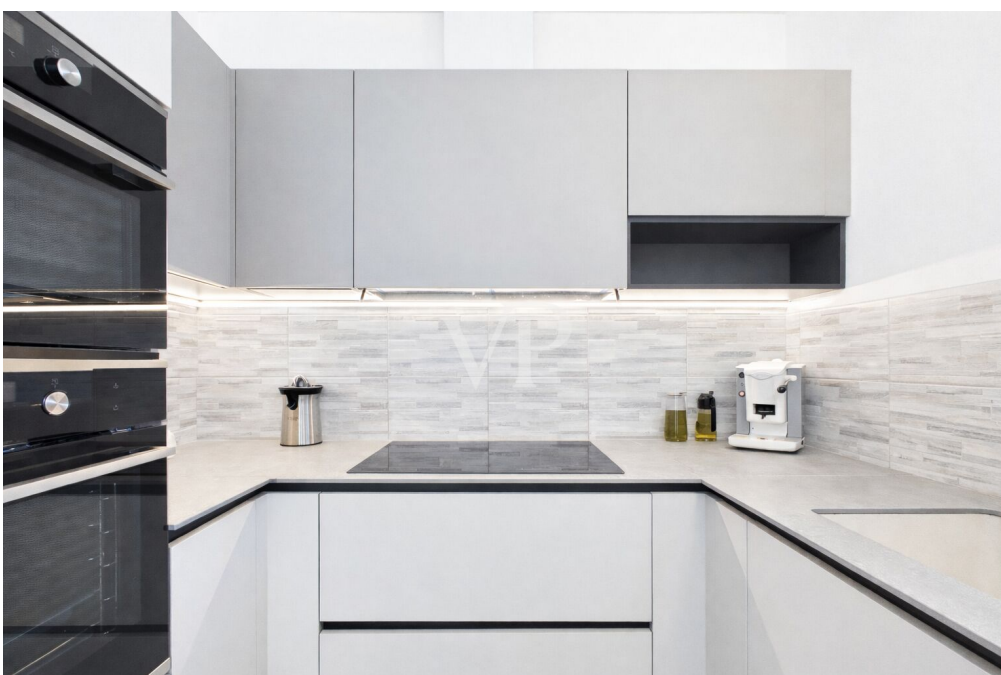
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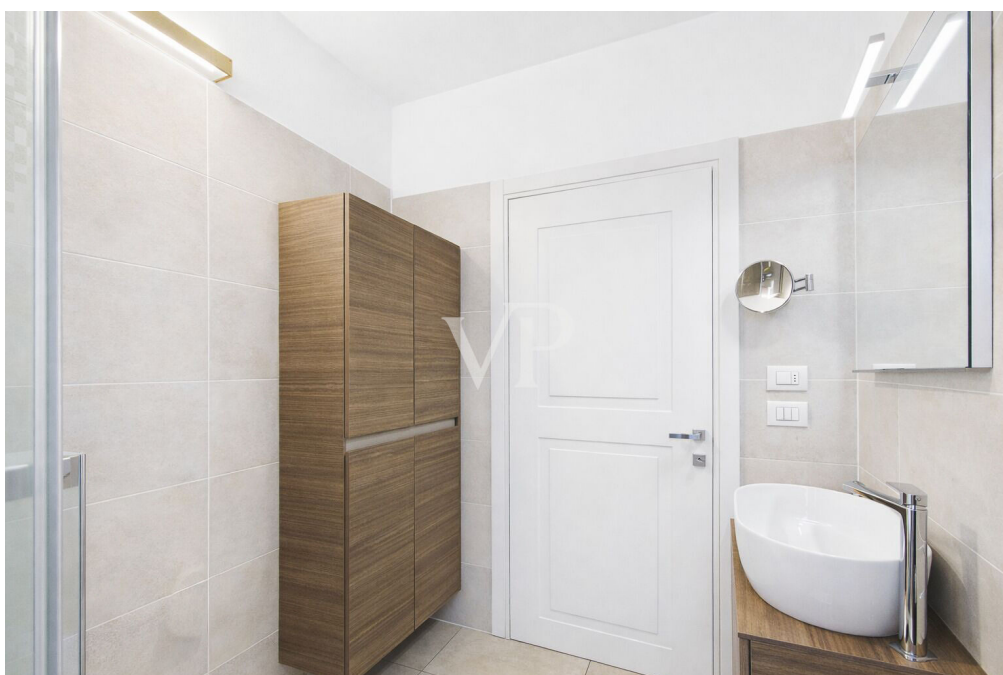
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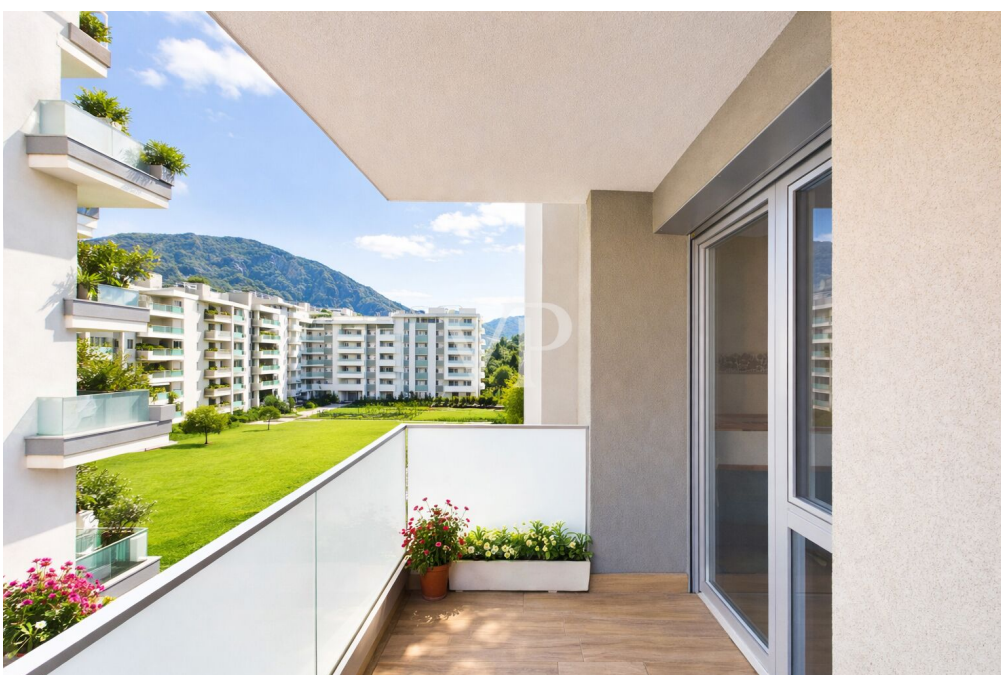
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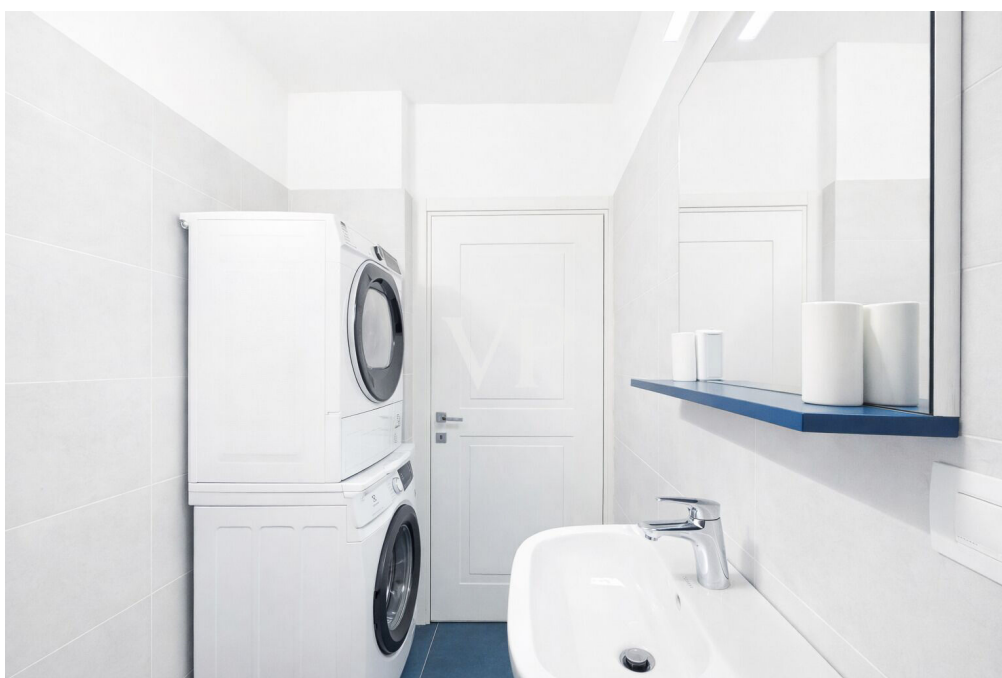
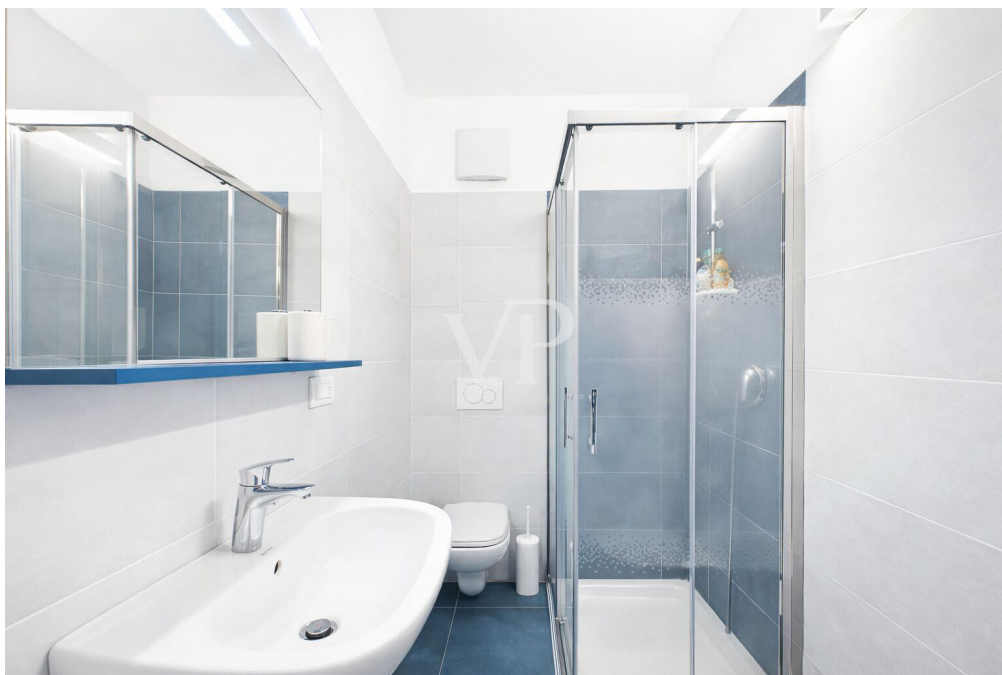
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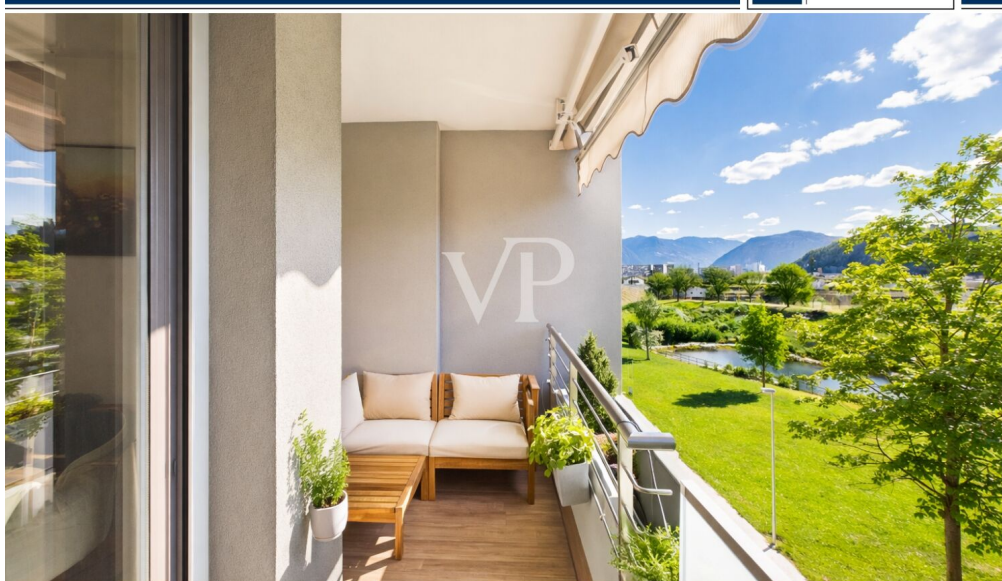
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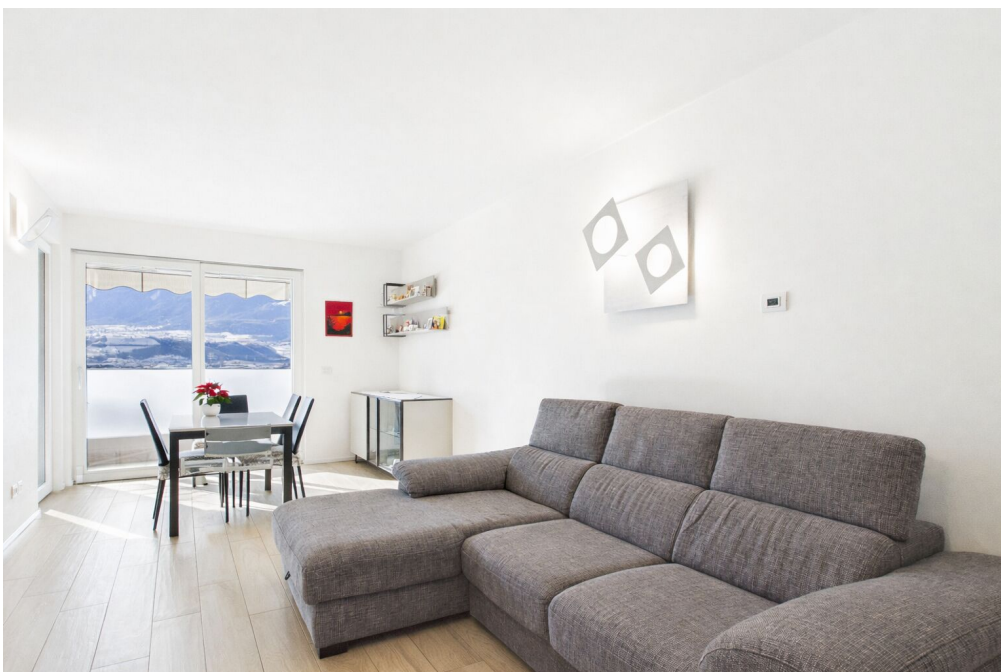


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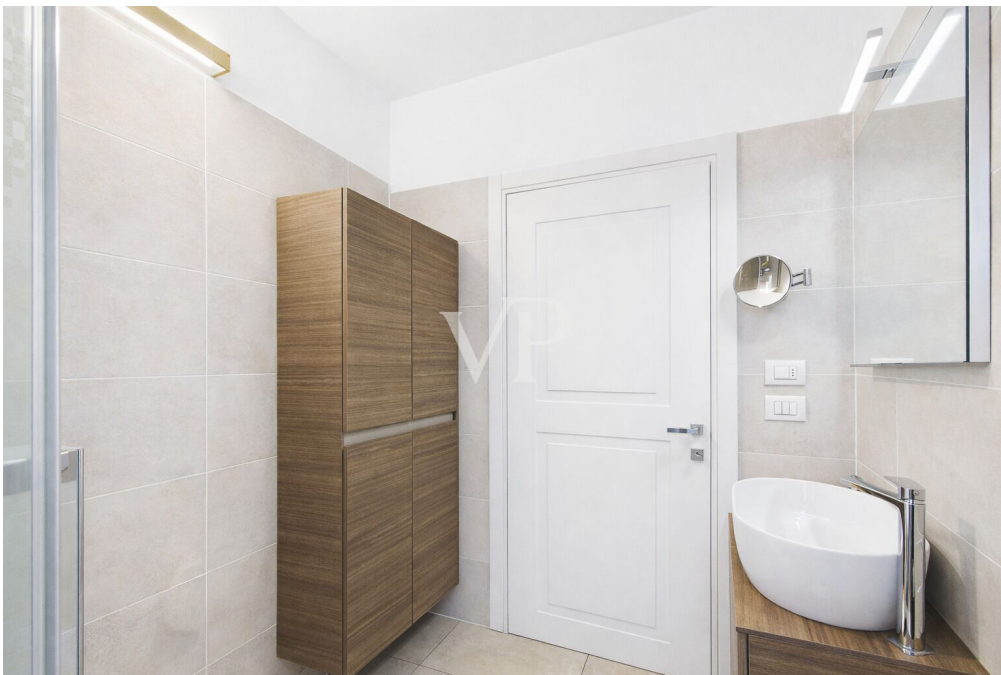
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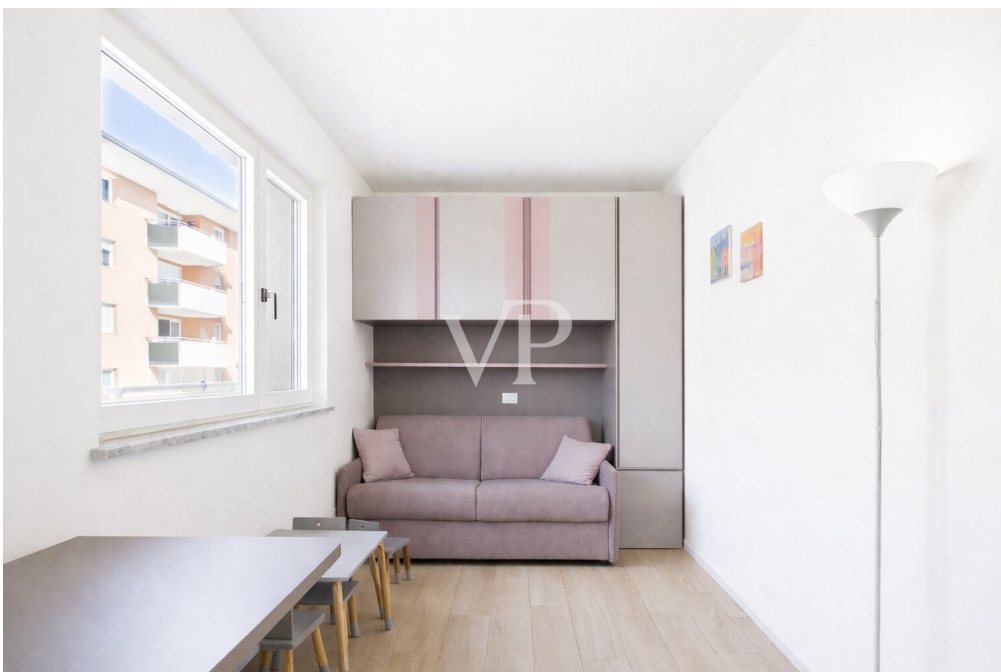
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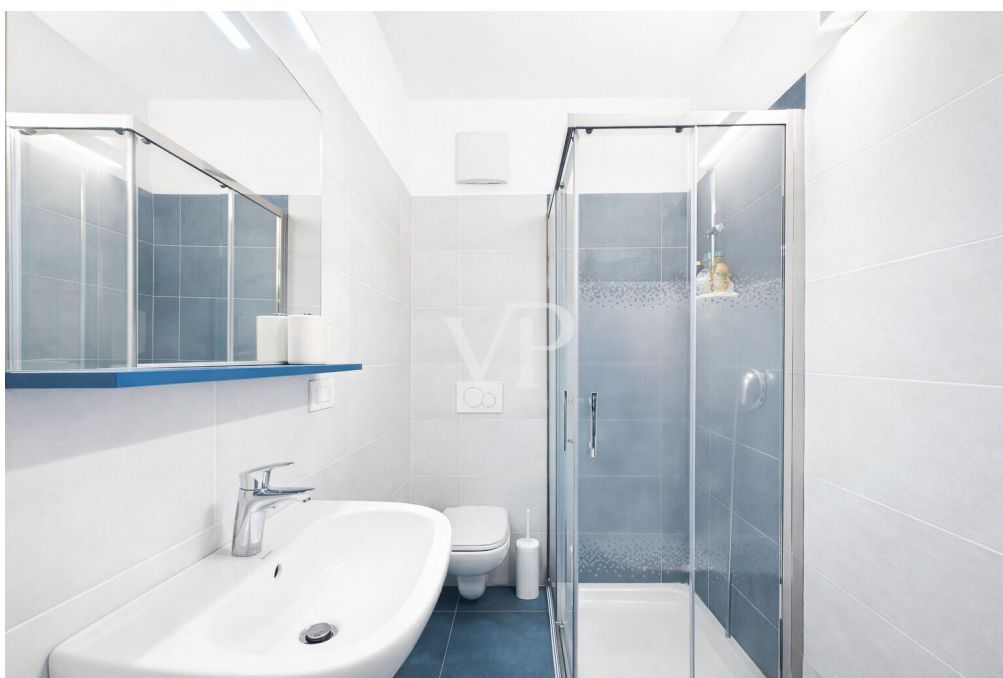
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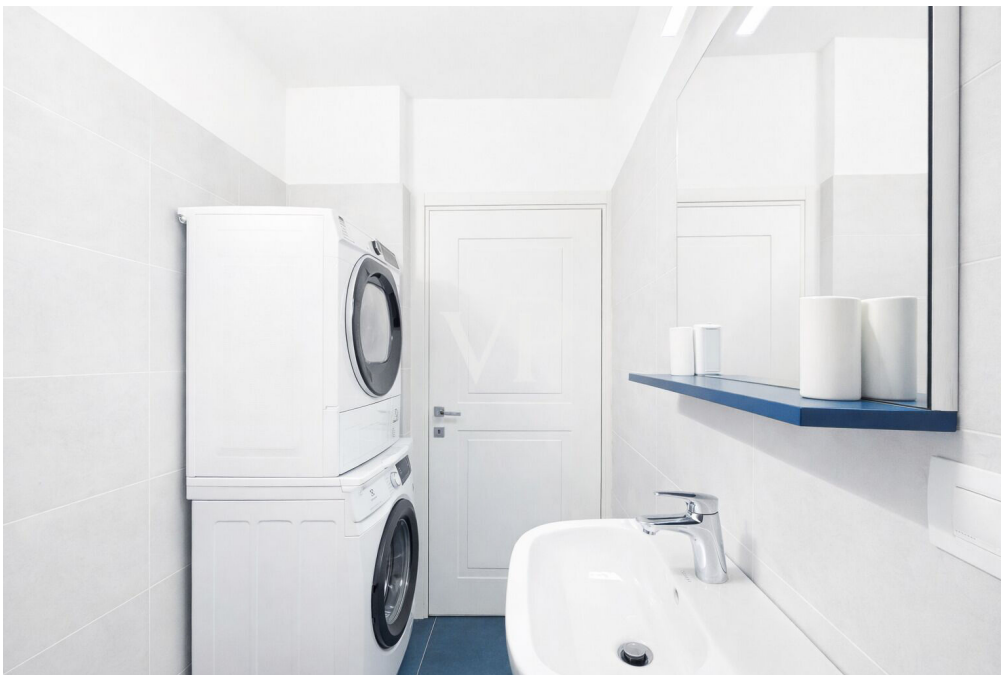
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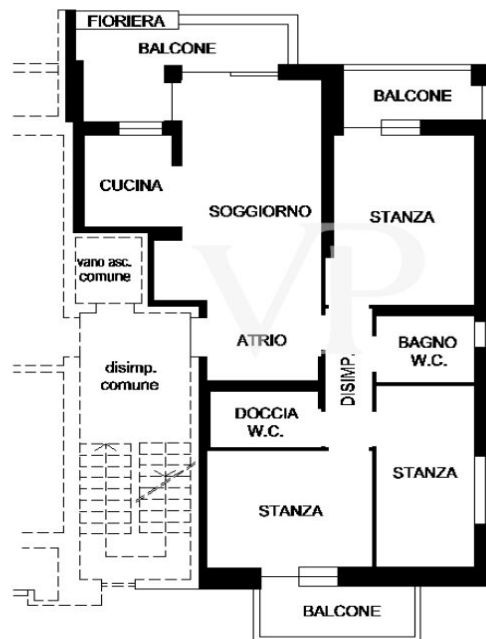


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## Floor plans

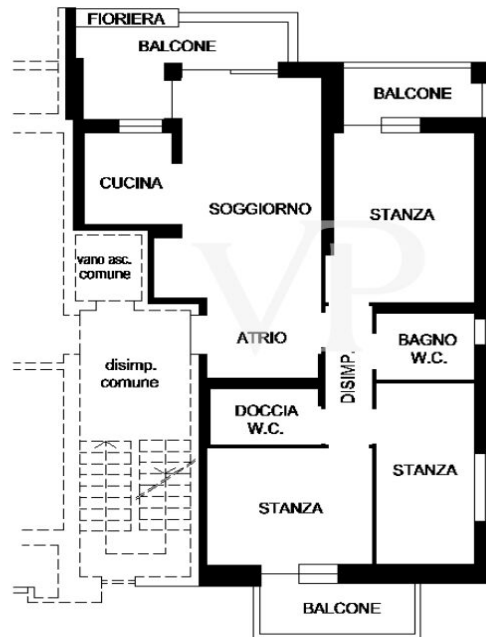
### PIANO TERZO

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.

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## **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.**

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## **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**

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## **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.**

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## Contact partner

**For further information, please contact your contact person:**

**Christian Weissensteiner**

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