

Bolzano

Elegant penthouse with private garden and views of the Catinaccio

Property ID: IT264152731



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PURCHASE PRICE: 996.000 EUR • LIVING SPACE: ca. 140 m² • ROOMS: 4

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At a glance

Property ID	IT264152731
Living Space	ca. 140 m ²
Floor	3
Rooms	4
Bedrooms	3
Bathrooms	3
Year of construction	1932
Type of parking	1 x Outdoor parking space

Purchase Price	996.000 EUR
Commission	Soggetto a commissione
Total Space	ca. 186 m ²
Usable Space	ca. 173 m ²
Equipment	Sauna, Fireplace, Balcony

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Energy Data

Type of heating	Single-storey heating system	Energy Certificate	Energy demand certificate
Energy Source	Gas	Final Energy Demand	70.00 kWh/m²a
Energy certificate valid until	05.09.2035	Energy efficiency class	B
Power Source	Gas	Year of construction according to energy certificate	2017

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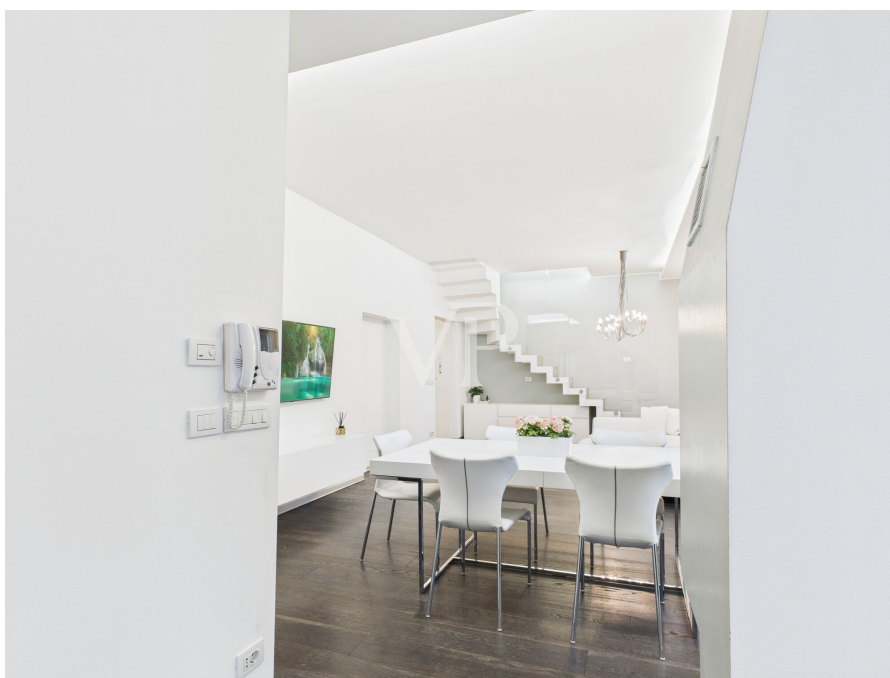
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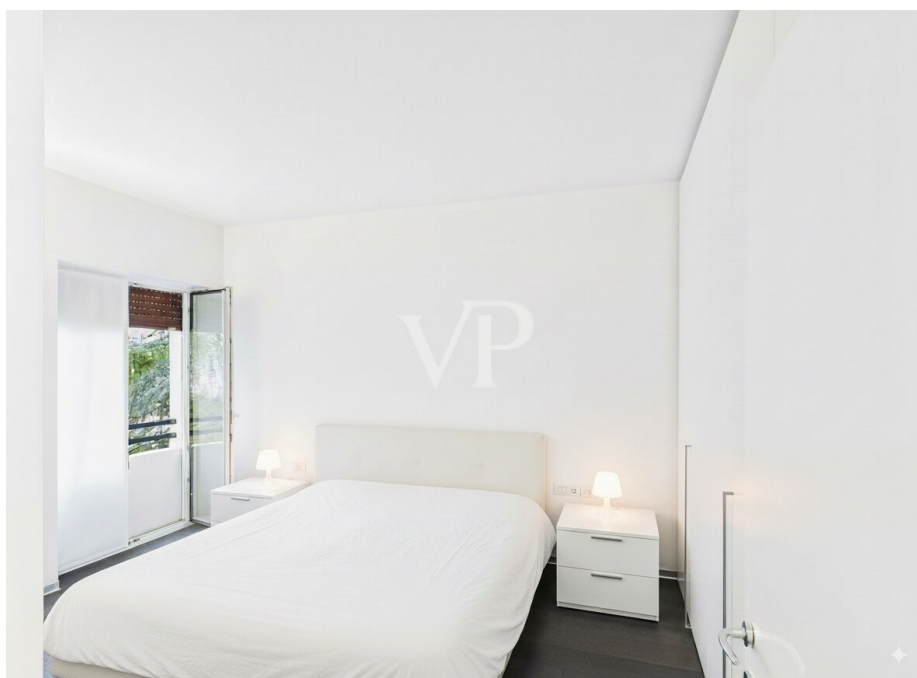
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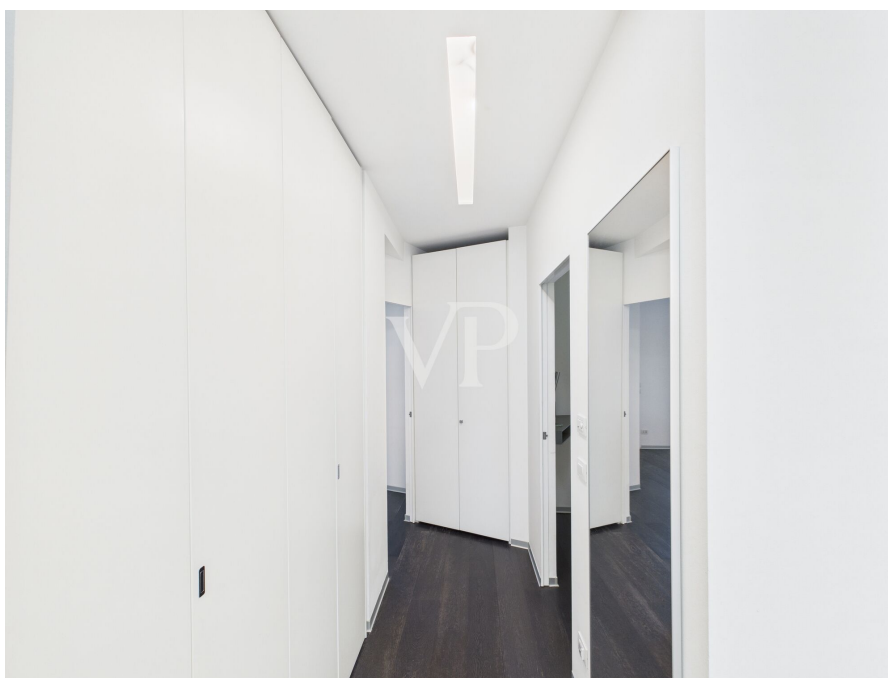
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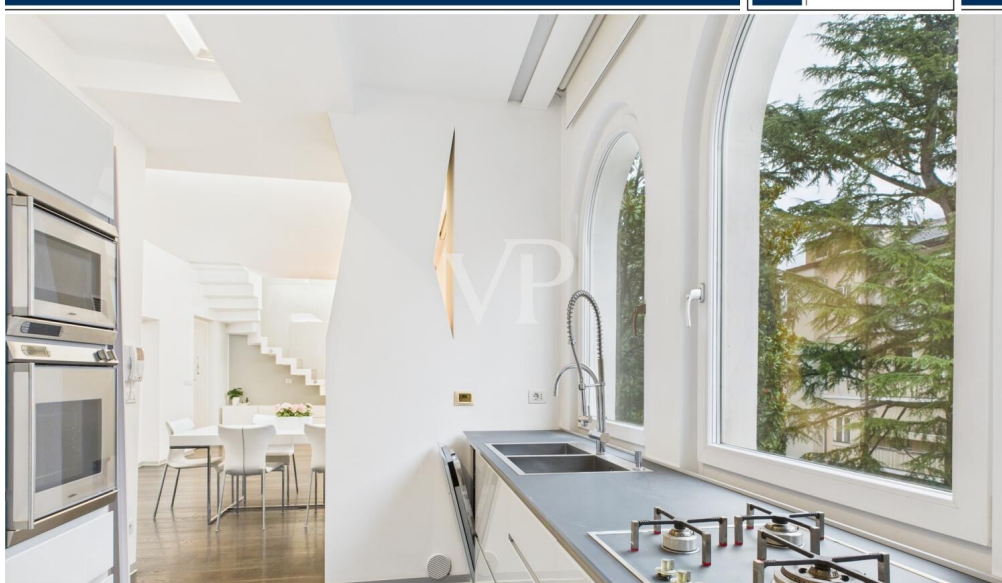
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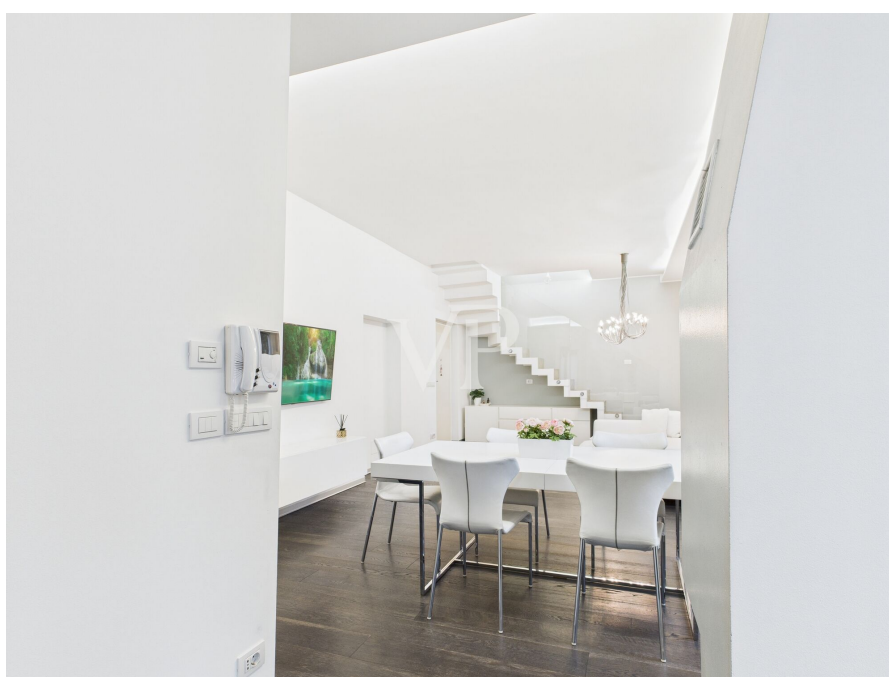
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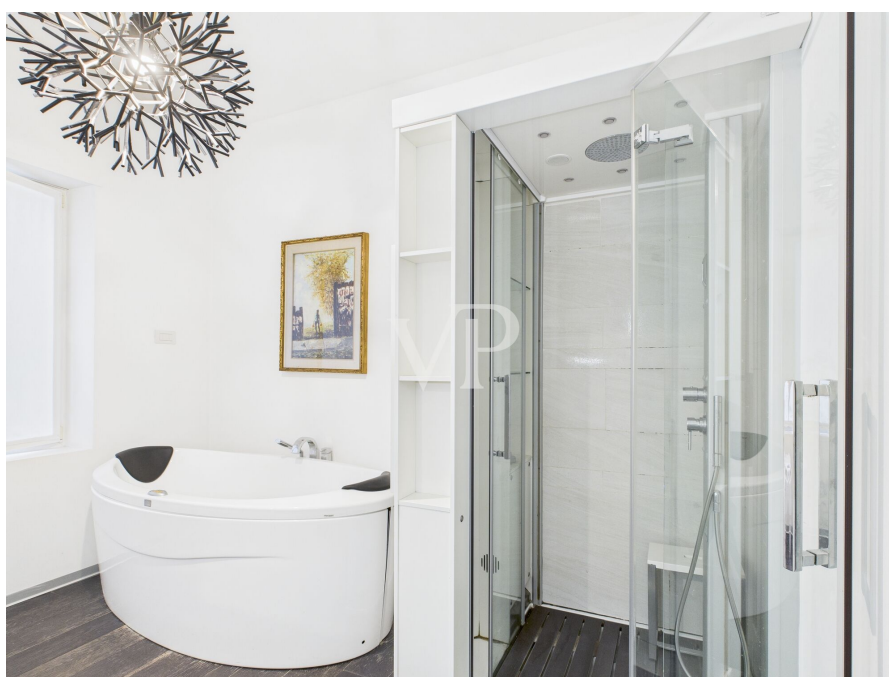
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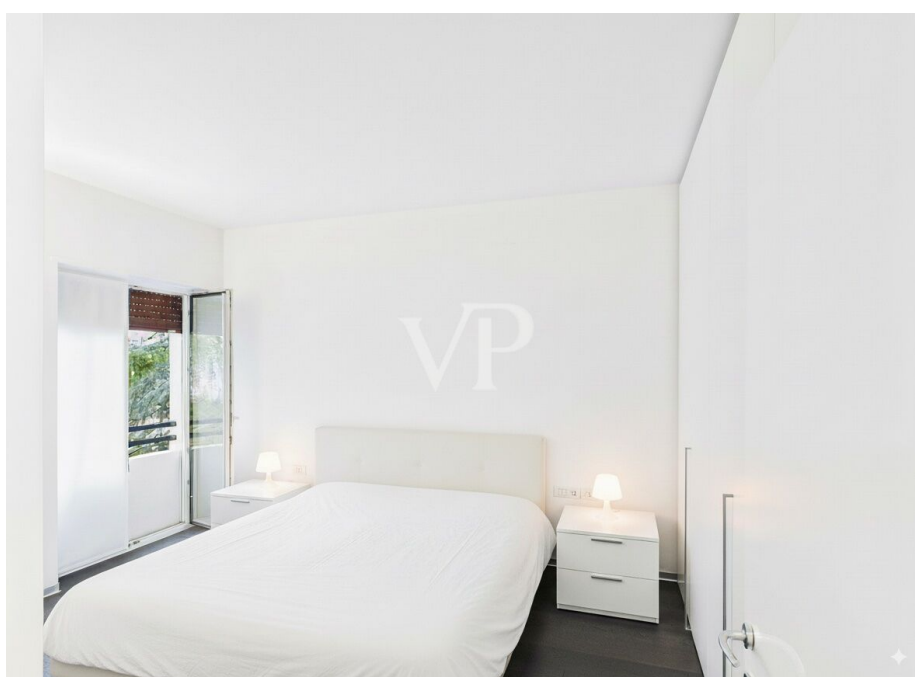
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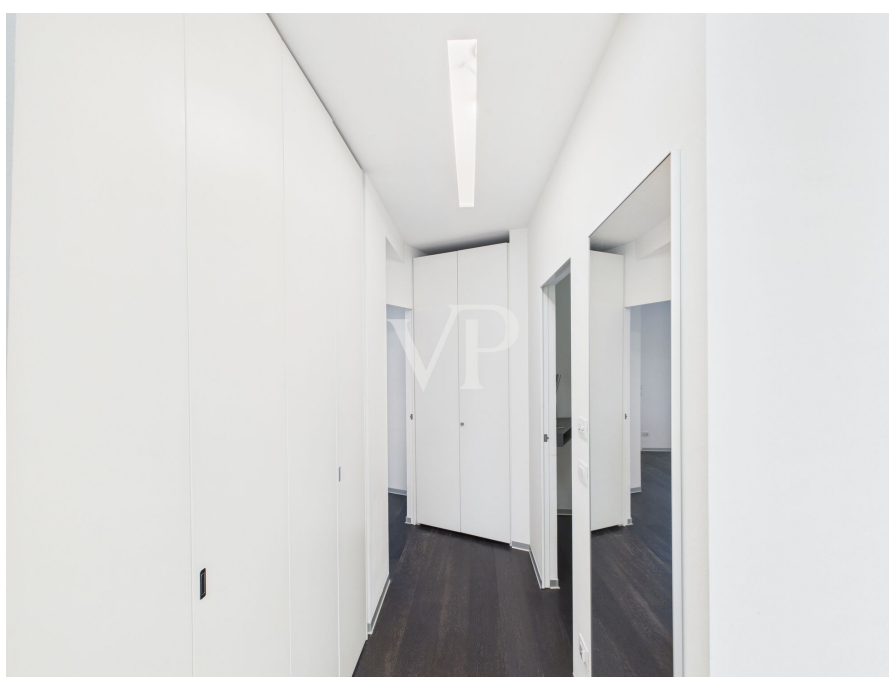
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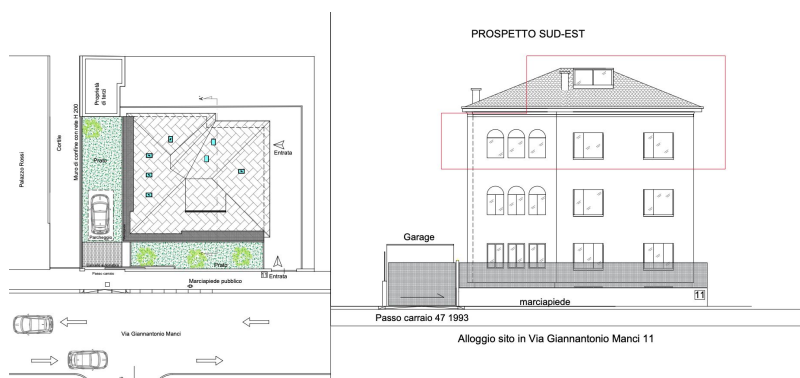
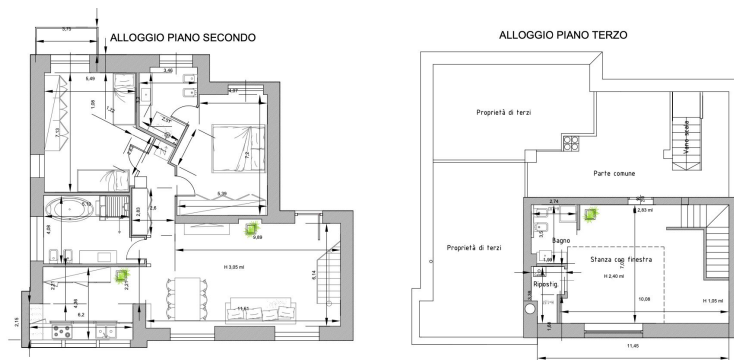
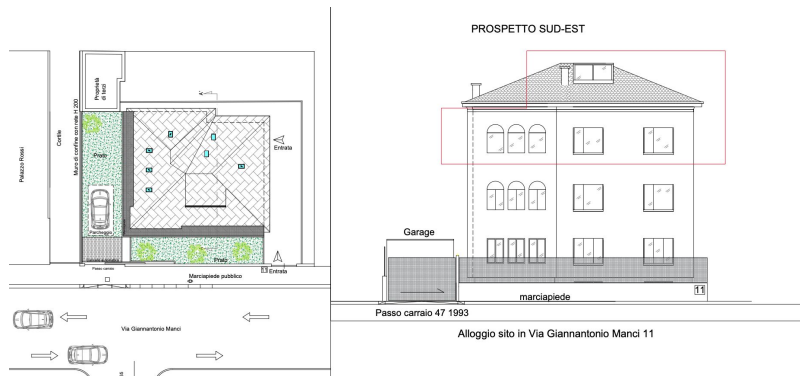
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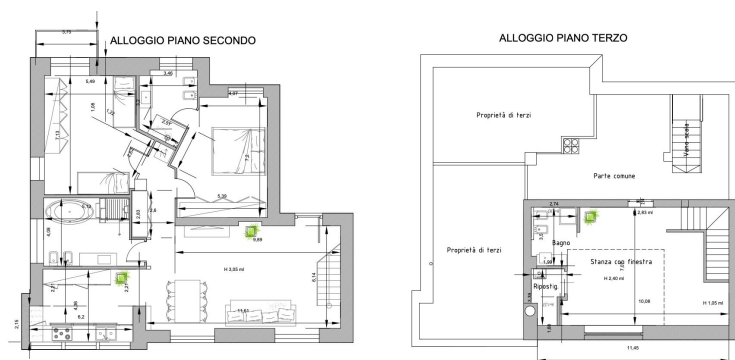
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Floor plans





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

Gries - Top floor on two levels in historic building (1932), finely renovated in a contemporary style.

Spacious and bright spaces, quiet context surrounded by greenery, a stone's throw from the historic center. Careful finishes, technological comforts and a view of the Catinaccio.

Main features:

- Top floor on two levels, totally renovated.
- Certified wood-burning fireplace
- Floor heating with room-by-room regulation
- Three bedrooms
- Three spacious and finely furnished bathrooms
- Jacuzzi bath and steam cabin with chromotherapy
- Dedicated laundry area
- Private garden of 130 m²
- Private parking with exclusive access, electric gate.
- Partially furnished property

A rare combination of historic elegance and modern amenities, enhanced by generous outdoor spaces and views that complete the living experience.

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Details of amenities

- certified wood fireplace
- built-in cabinets
- underfloor heating with room by room regulation
- private parking space
- garden
- equipped kitchen

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All about the location

Gries is one of Bozen's most sought-after residential neighborhoods: it is located close to the historic center, which can be easily reached on foot by crossing the Talvera Bridge in about 10 to 15 minutes.

Today characterized by historic villas, tree-lined boulevards and vineyards, particularly around Muri-Gries Abbey, also famous for its Lagrein production.

For those who live there, it means having complete services (schools, stores, public offices, bus stops) in a quiet, well-maintained setting with plenty of greenery, with the Guncina promenade and scenic trails within easy reach.

If you are considering a purchase, Gries is the classic "estate" neighborhood: convenient location, almost village-like atmosphere, good air quality compared to the busier downtown, and a traditionally robust housing market.

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Contact partner

For further information, please contact your contact person:

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