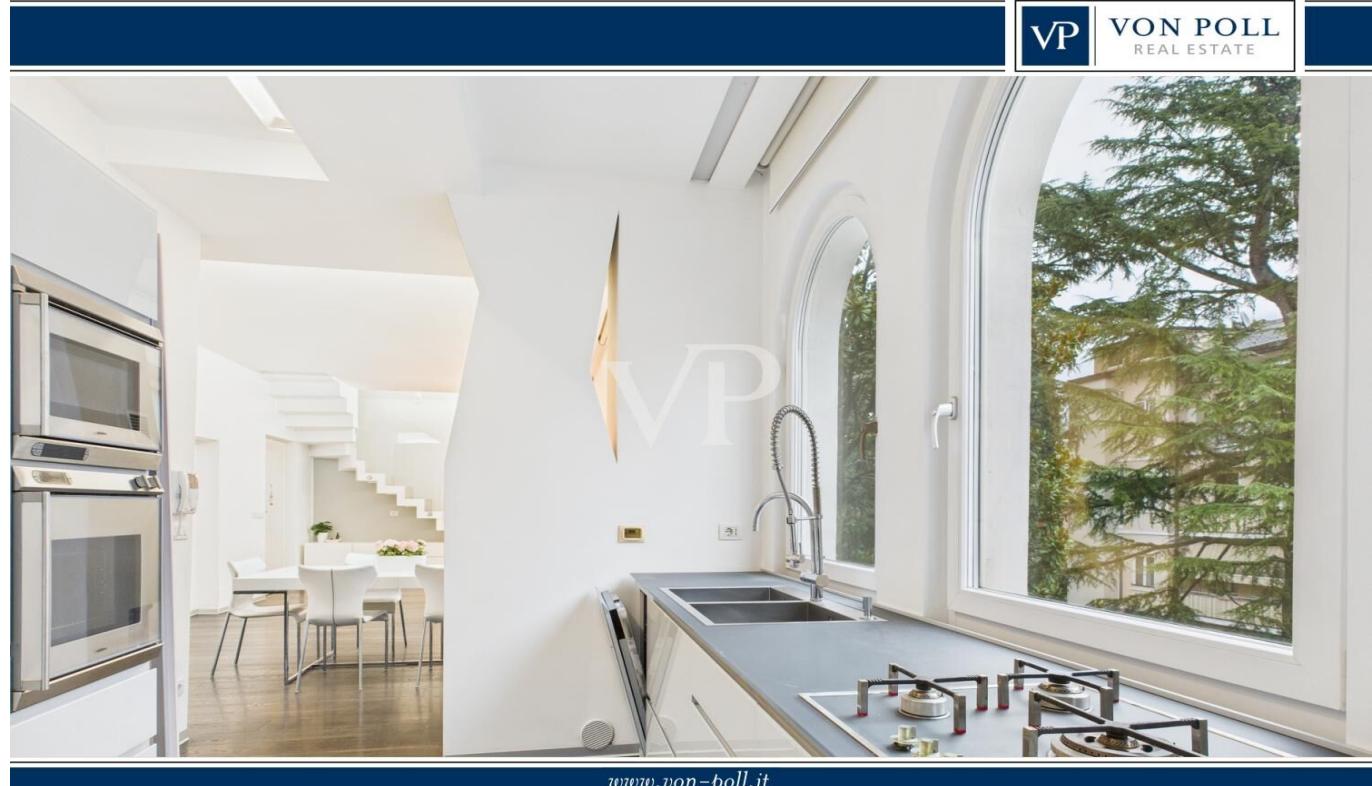


Bolzano

Elegant penthouse with private garden and views of the Catinaccio

Property ID: IT264152731



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

Property ID: IT264152731 - 39100 Bolzano

-  At a glance
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-  A first impression
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Property ID: IT264152731 - 39100 Bolzano

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

Property ID: IT264152731 - 39100 Bolzano

Energy Data

Type of heating	Single-storey heating system	Energy Certificate	Energy demand certificate
Energy Source	Gas	Final Energy Demand	70.00 kWh/m ² a
Energy certificate valid until	05.09.2035	Energy efficiency class	B
Power Source	Gas	Year of construction according to energy certificate	2017

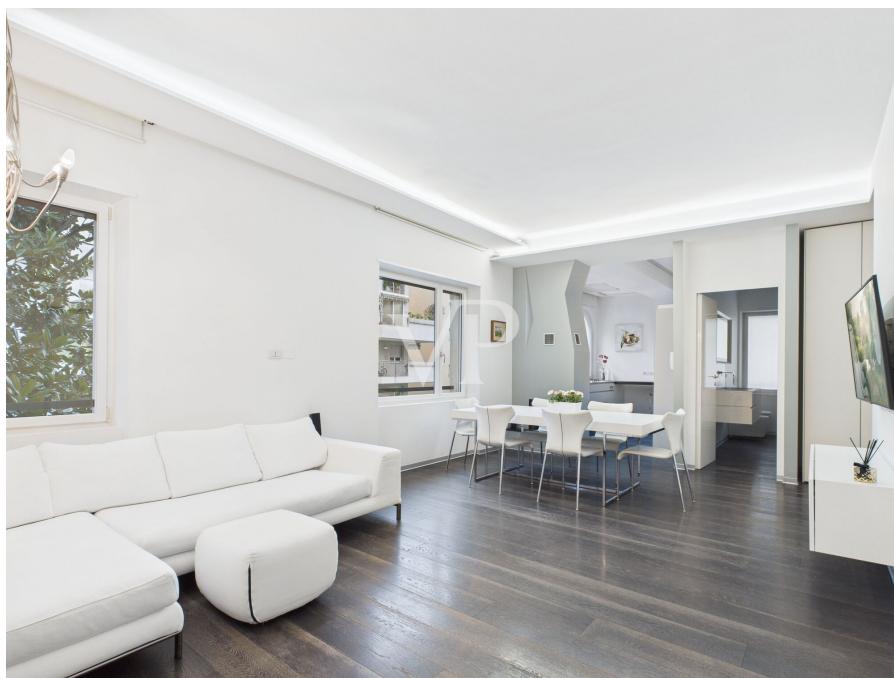
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The property



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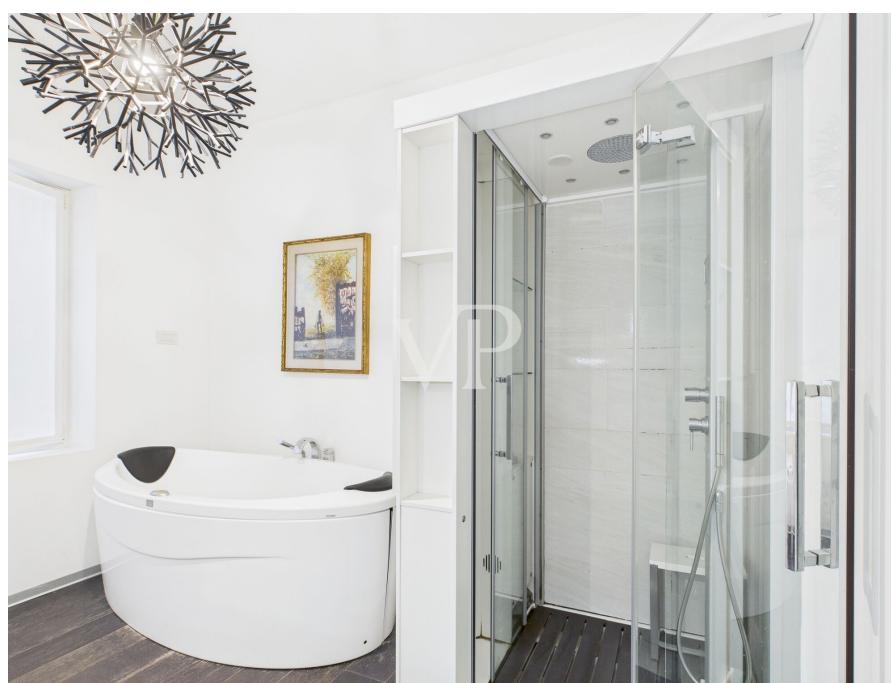
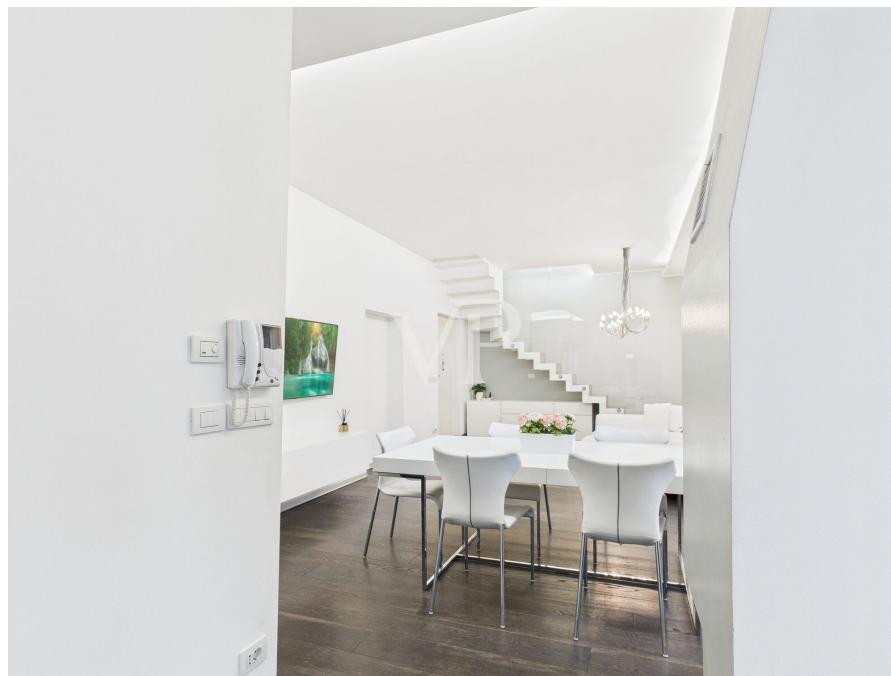
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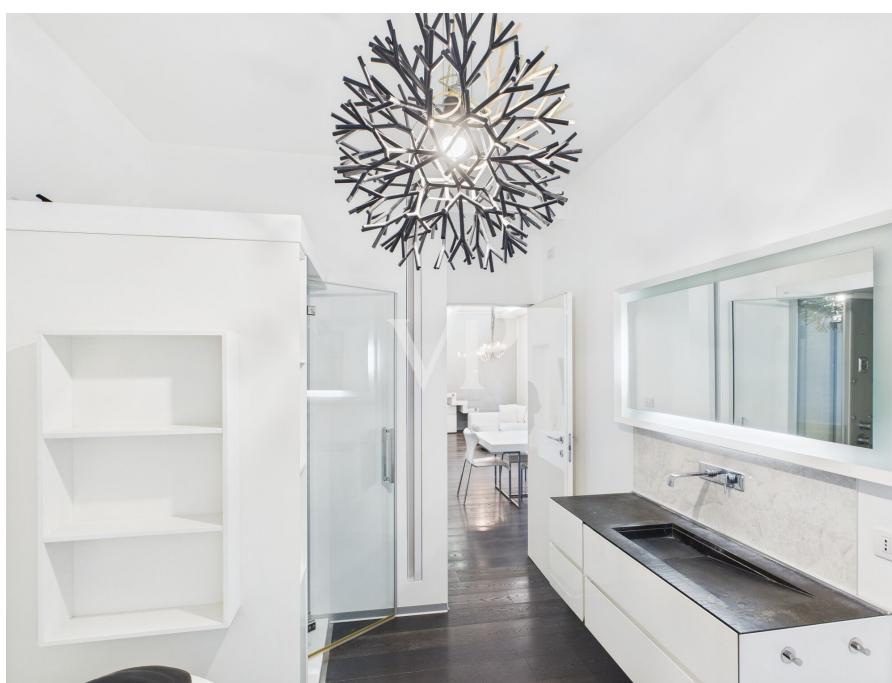
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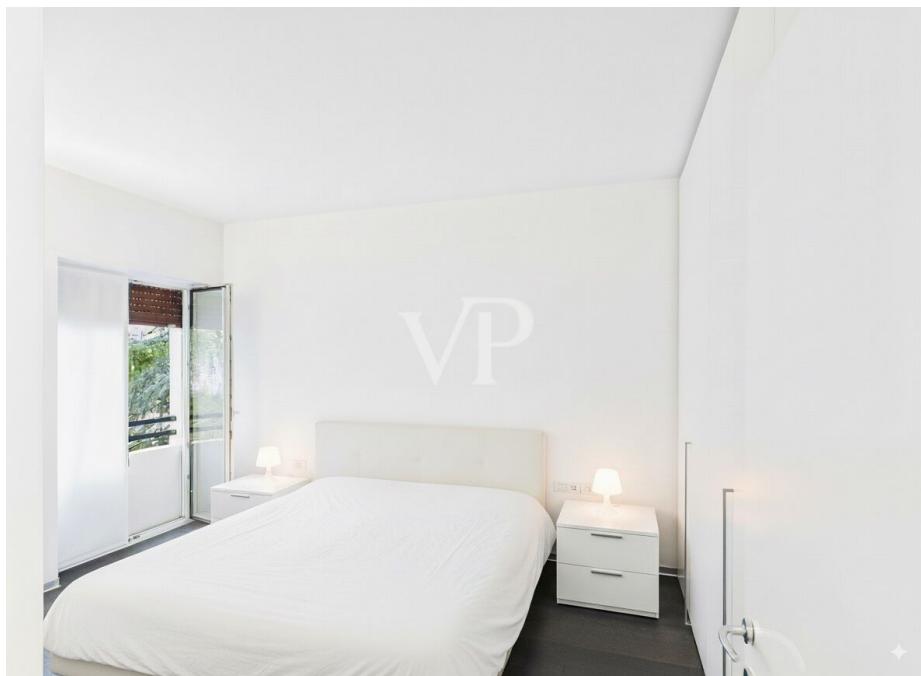
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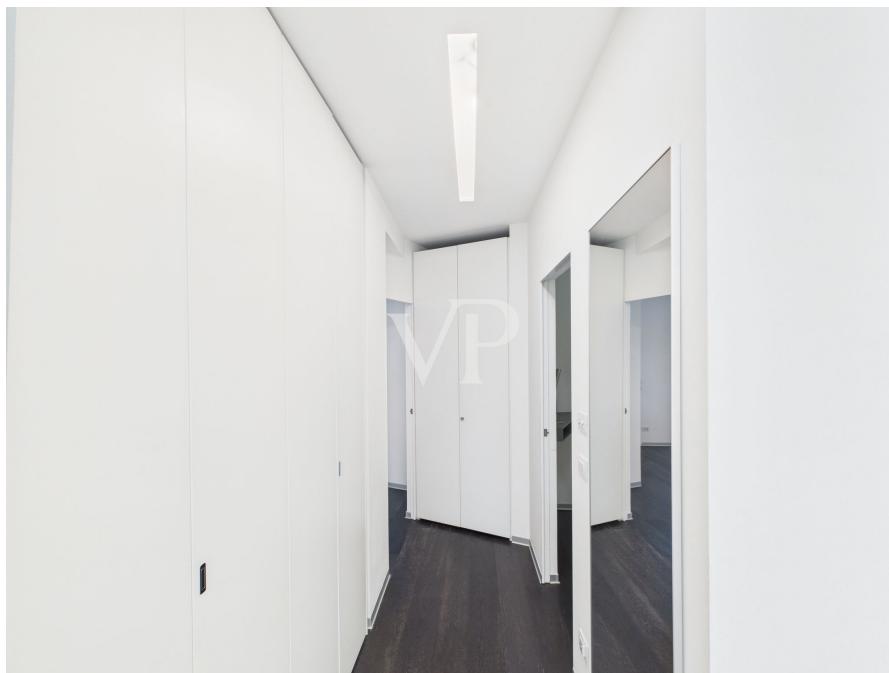
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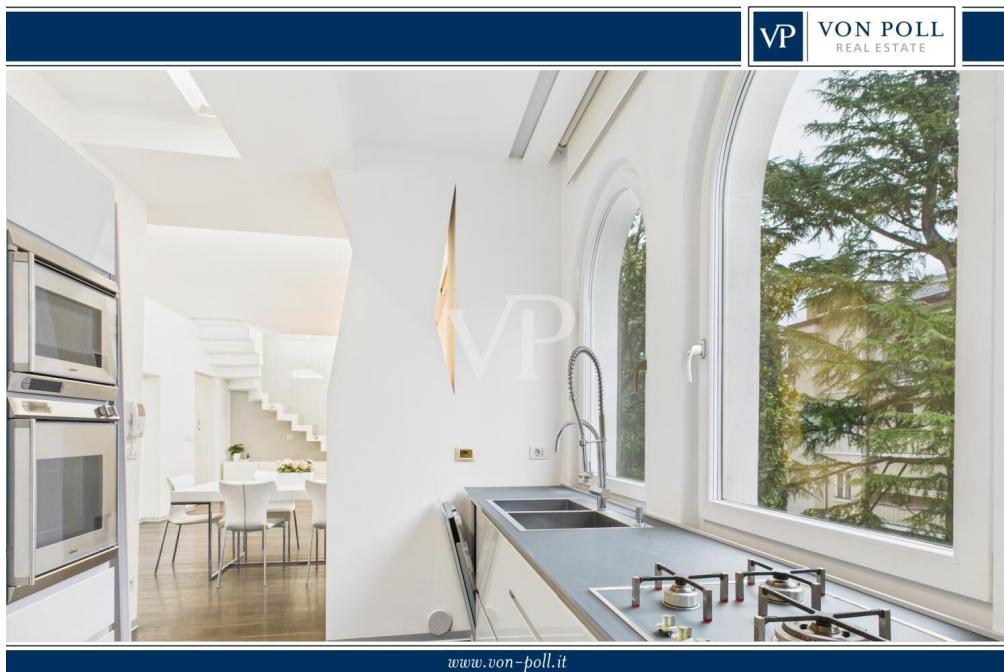
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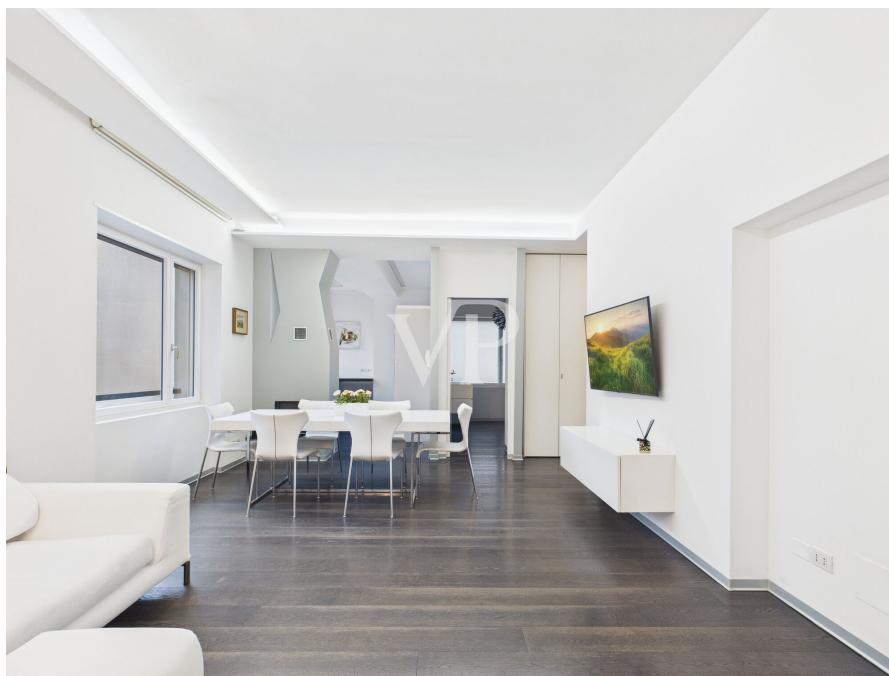


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The property



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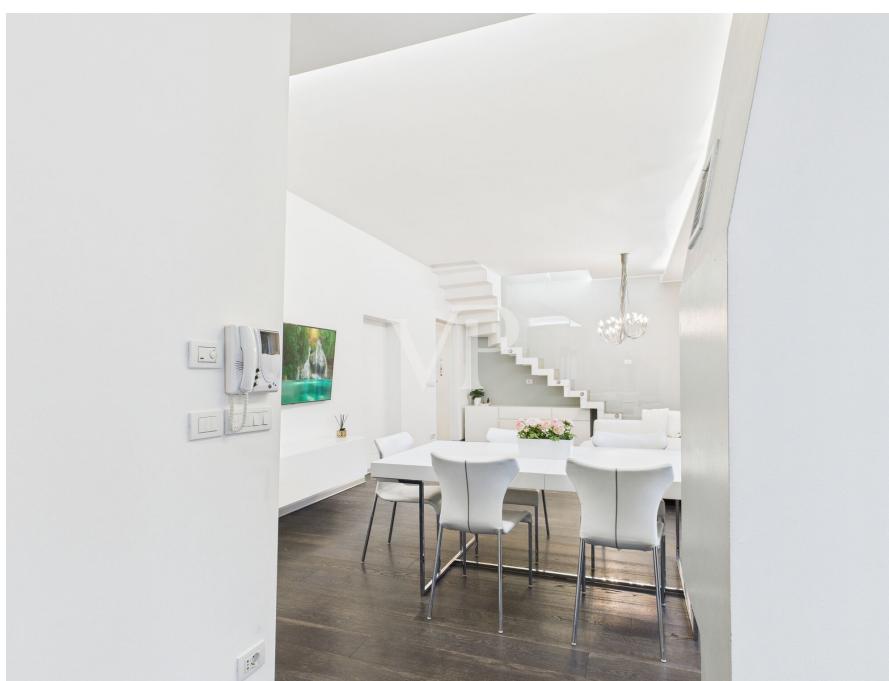
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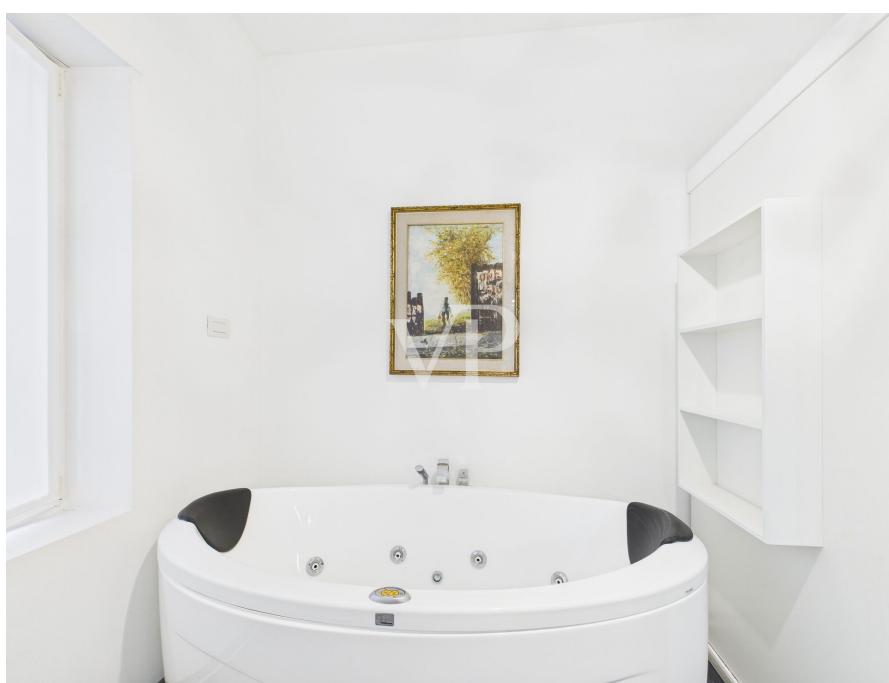
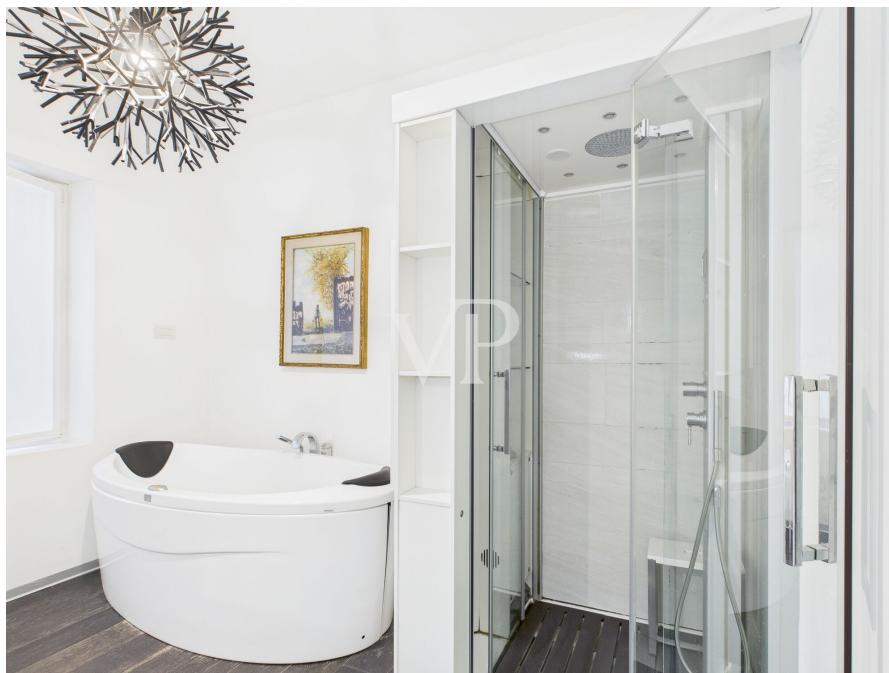
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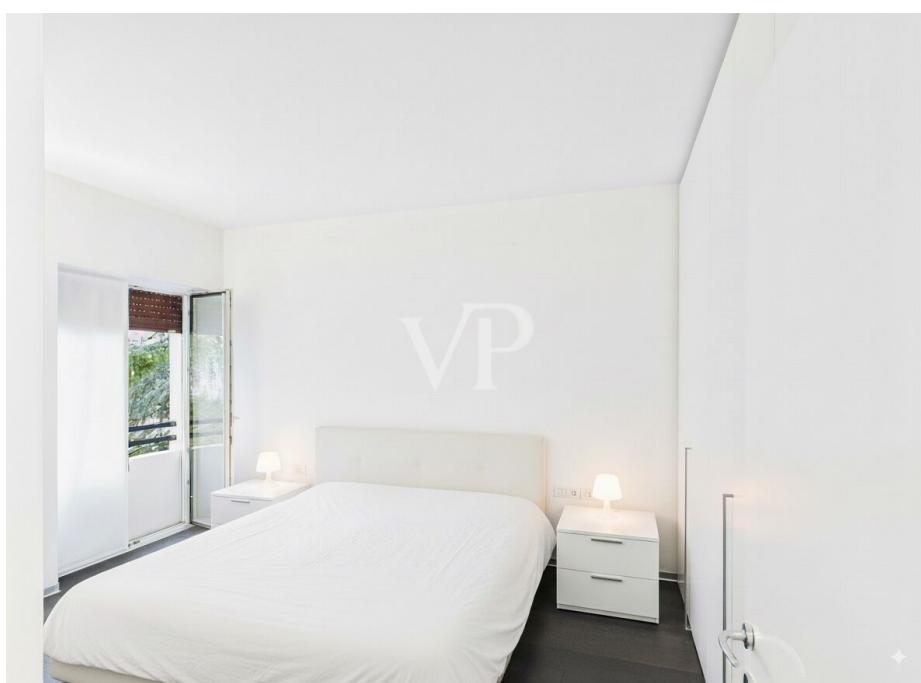
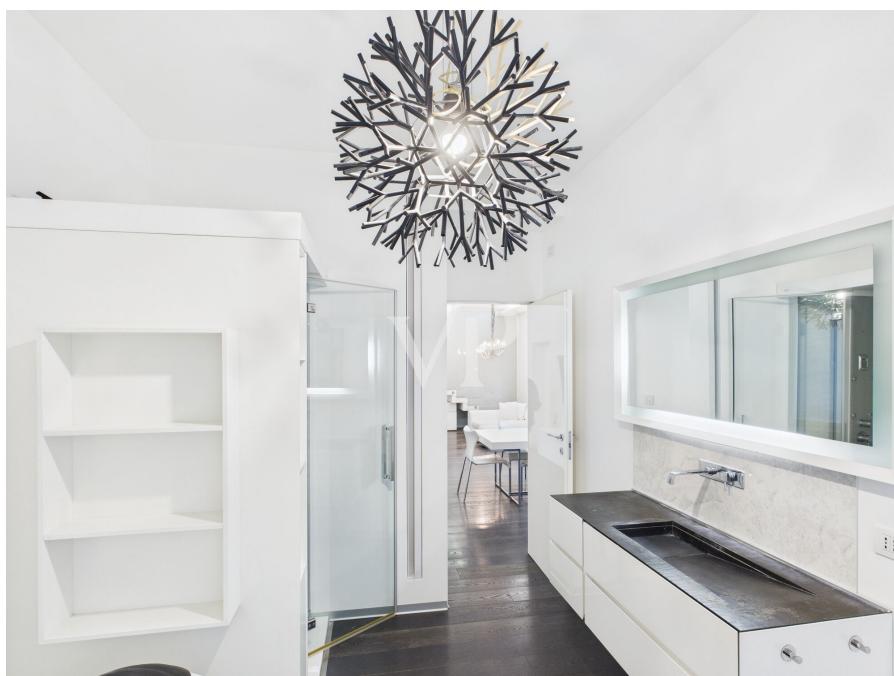
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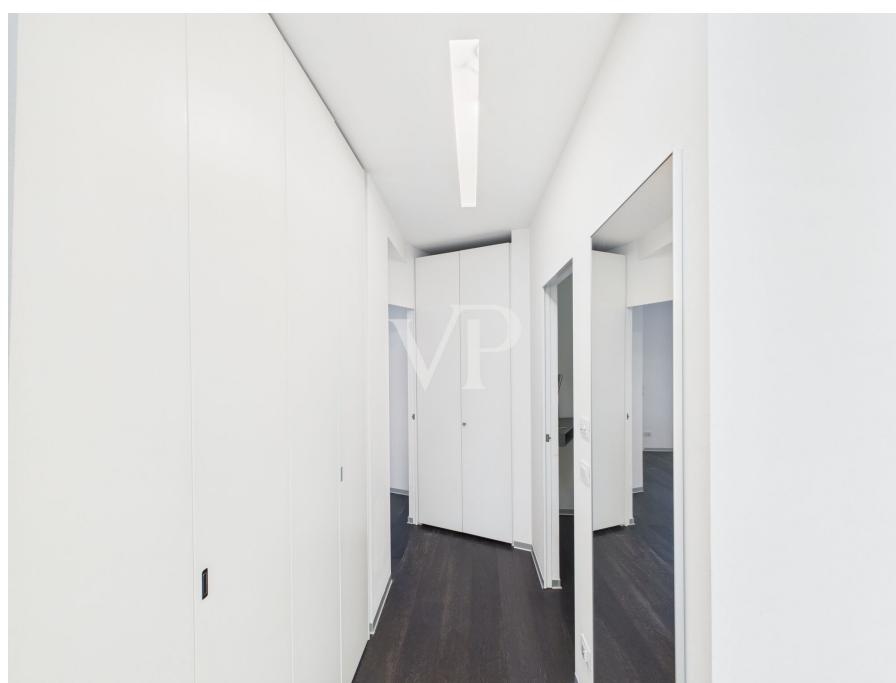
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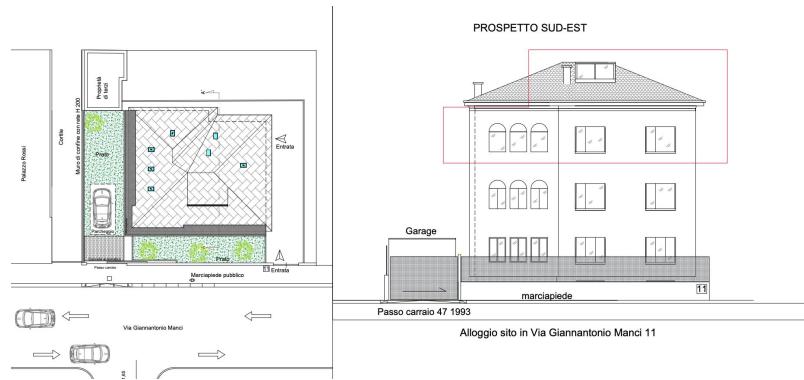
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The property



Property ID: IT264152731 - 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: IT264152731 - 39100 Bolzano

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.

Property ID: IT264152731 - 39100 Bolzano

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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