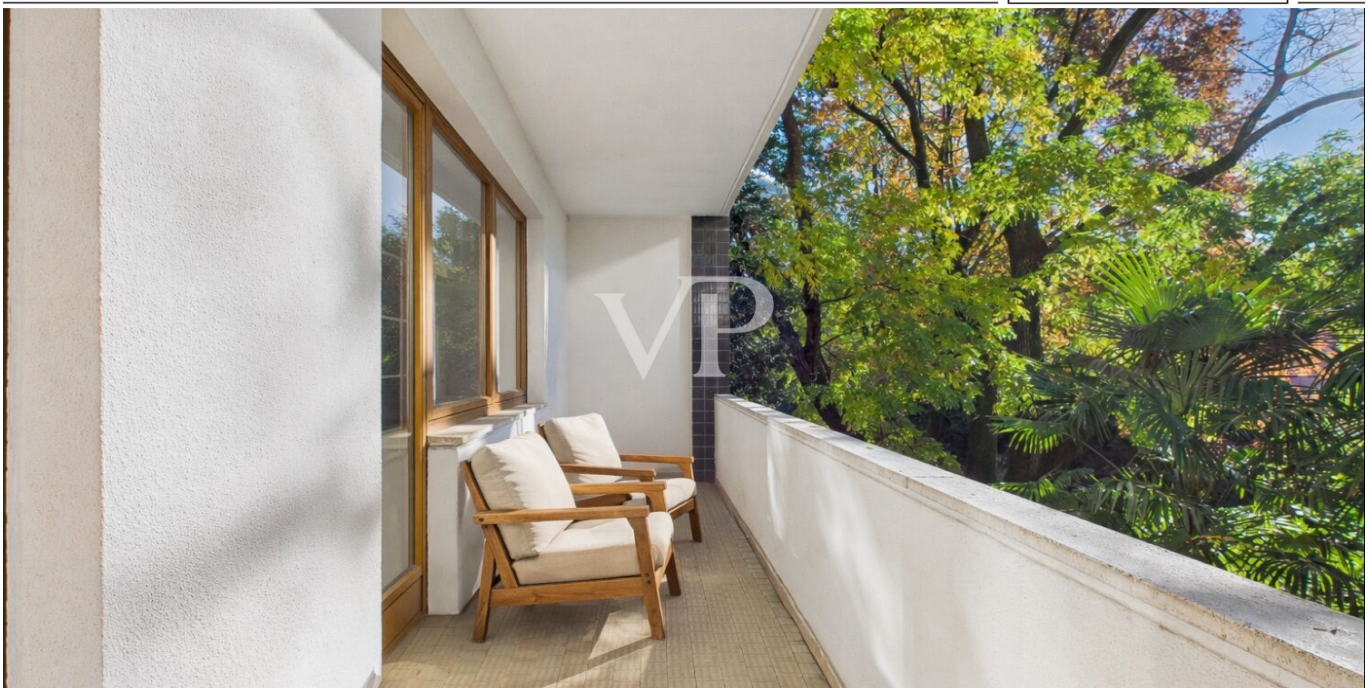


Bolzano / Bozen - Bolzano

Elegant and spacious three-bedroom apartment in elegant setting

Property ID: IT264152836



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PURCHASE PRICE: 895.000 EUR • LIVING SPACE: ca. 118,51 m² • ROOMS: 4

Property ID: IT264152836 - 39100 Bolzano / Bozen - Bolzano

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Property ID: IT264152836 - 39100 Bolzano / Bozen - Bolzano

At a glance

| | | | |
|----------------------|------------------------------|----------------|------------------------|
| Property ID | IT264152836 | Purchase Price | 895.000 EUR |
| Living Space | ca. 118,51 m ² | Commission | Subject to commission |
| Floor | 2 | Total Space | ca. 160 m ² |
| Rooms | 4 | Equipment | Balcony |
| Bedrooms | 2 | | |
| Bathrooms | 2 | | |
| Year of construction | 1972 | | |
| Type of parking | 2 x Garage, 65000 EUR (Sale) | | |

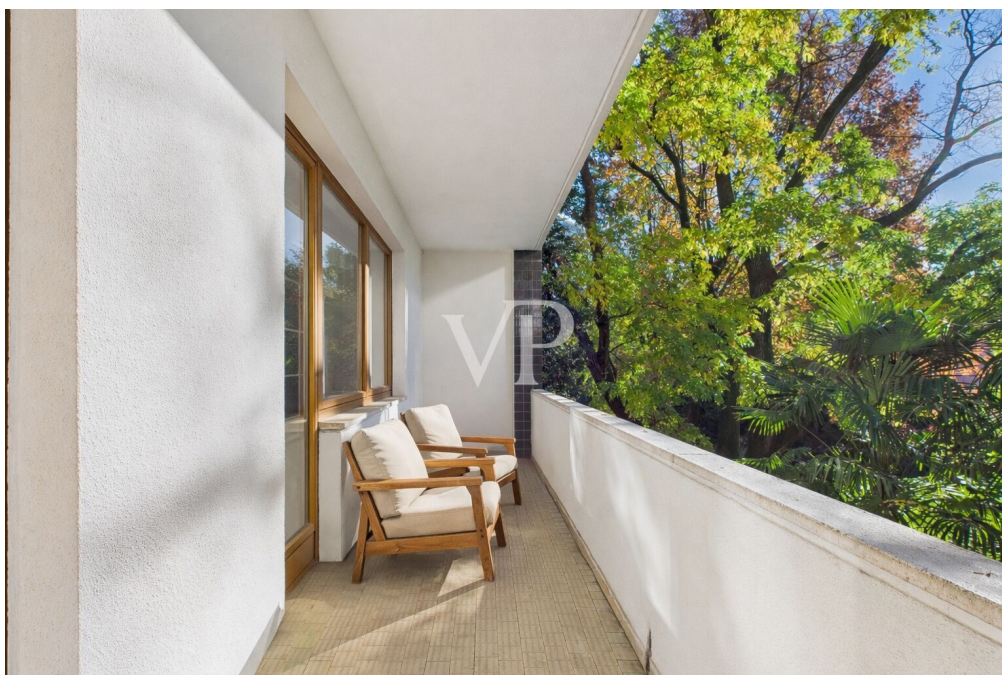
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Energy Data

| | | | |
|--------------------------------|-----------------|--|----------------------------|
| Type of heating | Central heating | Energy Certificate | Energy demand certificate |
| Energy Source | Gas | Final Energy Demand | 80.21 kWh/m ² a |
| Energy certificate valid until | 10.11.2035 | Energy efficiency class | E |
| Power Source | Gas | Year of construction according to energy certificate | 1972 |

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The property



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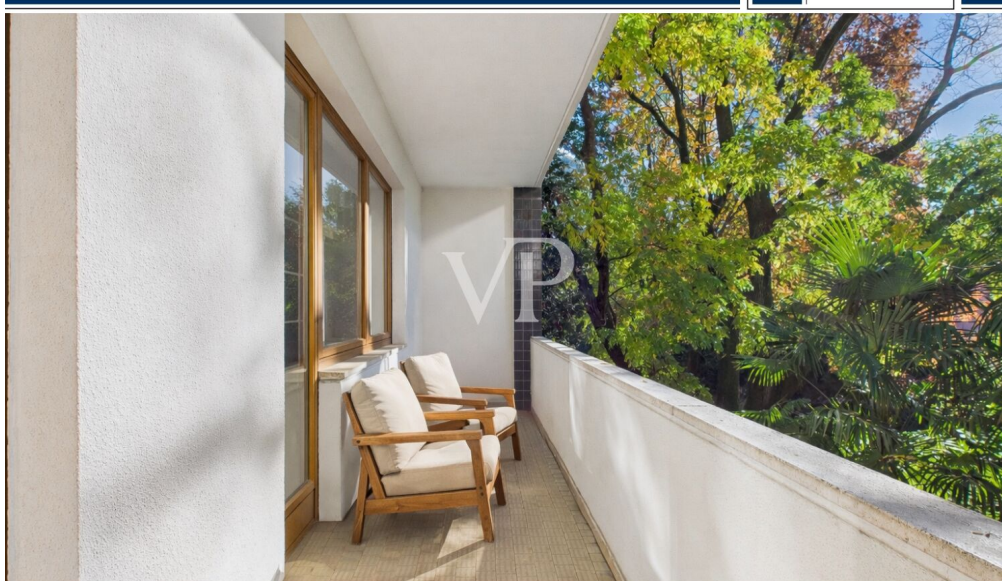
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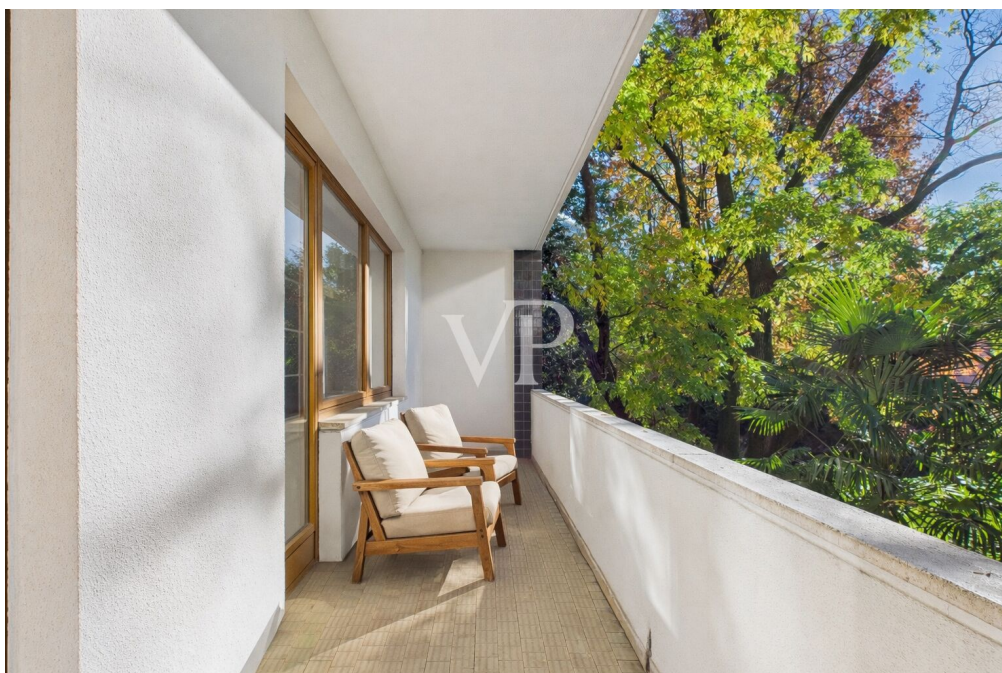


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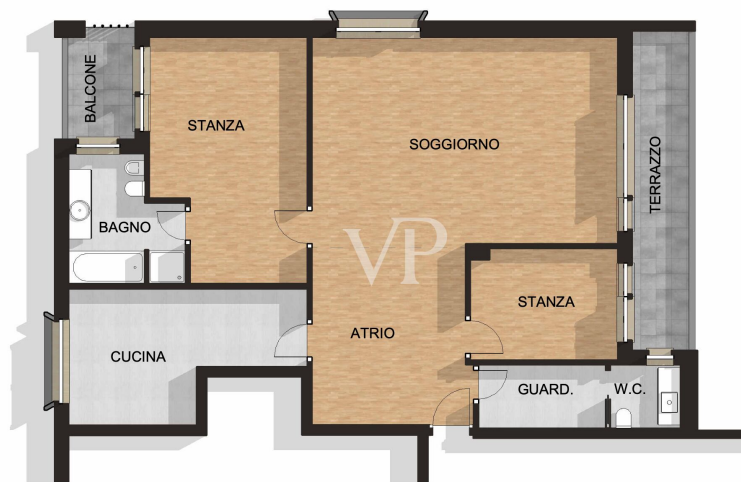
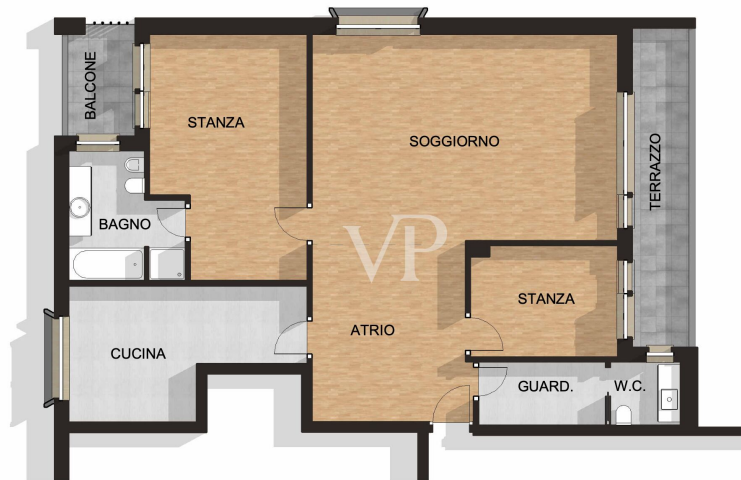
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The property



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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

In an elegant and elegant context, we offer for sale this beautiful apartment (equal to a five-room apartment) of large size. The property is located on the second floor with elevator and is exposed on three sides. The interior layout includes: a comfortable entrance hall, a generous living room with dining room and with access to the south-facing balcony, a large eat-in kitchen, two double bedrooms with balcony (one of which is a master room with en suite bathroom), a checkroom and a service bathroom. The unit has central heating with radiators. The building benefits from a well-kept condominium garden and is located in a prestigious residential area that is well served. Ideal solution for those looking for spaciousness, comfort and privacy, in an elegant and quiet environment. This exclusive property is complemented by two EXTRA garages (Euro 65,000 each) and a wine cellar.

South/east/north exposure

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All about the location

The property is located on Fago Street in the heart of Bolzano's Gries district. All services are easily and quickly accessible. Numerous schools, kindergartens, and the historic center, with all the typical stores and restaurants, can be reached within minutes. The verdant Talvera promenades are approx. 500 m away. Bike paths and a bus stop are in the immediate vicinity.

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Contact partner

For further information, please contact your contact person:

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