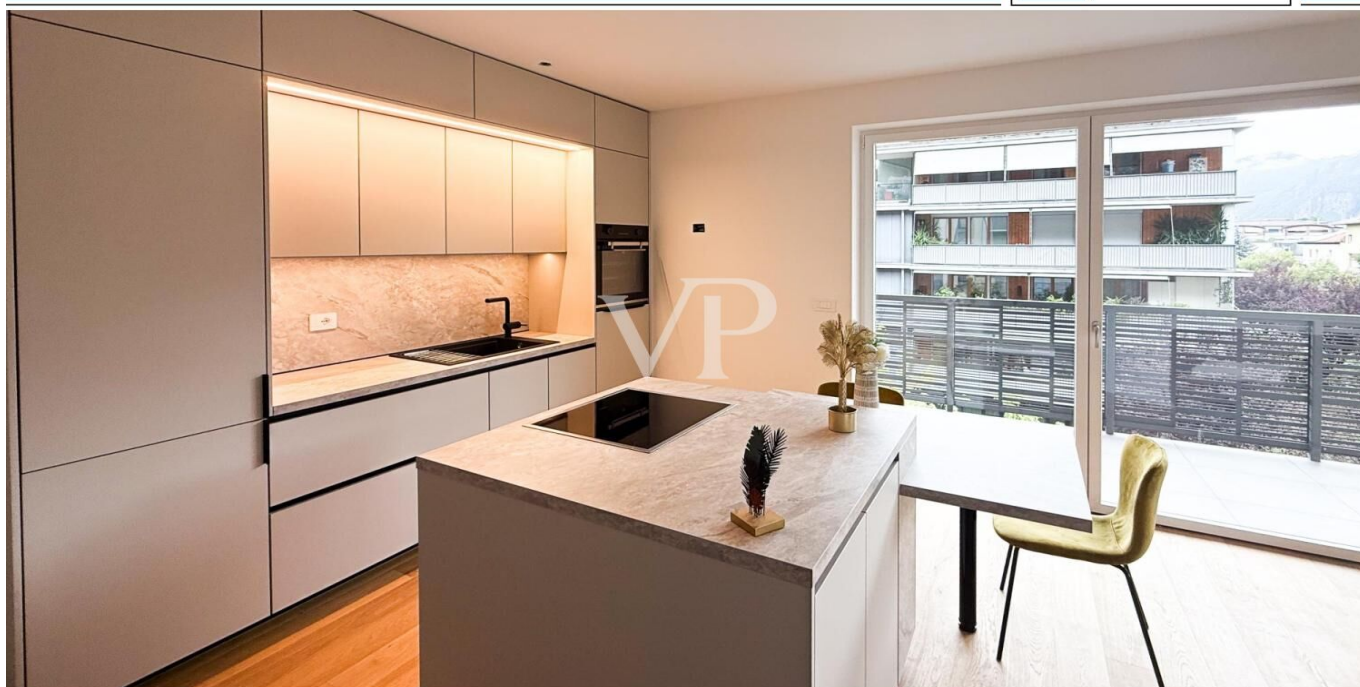


Bolzano - Südtirol [Trentino-Alto Adige]

## Modern and bright three-room apartment with terrace

Property ID: IT262942863



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

**PURCHASE PRICE: 440.000 EUR • LIVING SPACE: ca. 84 m<sup>2</sup> • ROOMS: 3**

**Property ID: IT262942863 - 39100 Bolzano - Südtirol [Trentino-Alto Adige]**

- **At a glance**
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**Property ID: IT262942863 - 39100 Bolzano - Südtirol [Trentino-Alto Adige]**

## At a glance

<b>Property ID</b>	<b>IT262942863</b>	<b>Purchase Price</b>	<b>440.000 EUR</b>
<b>Living Space</b>	<b>ca. 84 m<sup>2</sup></b>	<b>Commission</b>	<b>Subject to commission</b>
<b>Floor</b>	<b>1</b>	<b>Total Space</b>	<b>ca. 84 m<sup>2</sup></b>
<b>Rooms</b>	<b>3</b>	<b>Equipment</b>	<b>Terrace</b>
<b>Bedrooms</b>	<b>2</b>		
<b>Bathrooms</b>	<b>1</b>		
<b>Year of construction</b>	<b>2023</b>		

Property ID: IT262942863 - 39100 Bolzano - Südtirol [Trentino-Alto Adige]

## Energy Data

Type of heating	Underfloor heating	Energy Certificate	Energy demand certificate
Energy Source	Gas	Final Energy Demand	20.00 kWh/m <sup>2</sup> a
Energy certificate valid until	20.08.2035	Energy efficiency class	A
Power Source	Gas		

Property ID: IT262942863 - 39100 Bolzano - Südtirol [Trentino-Alto Adige]

## The property



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## The property



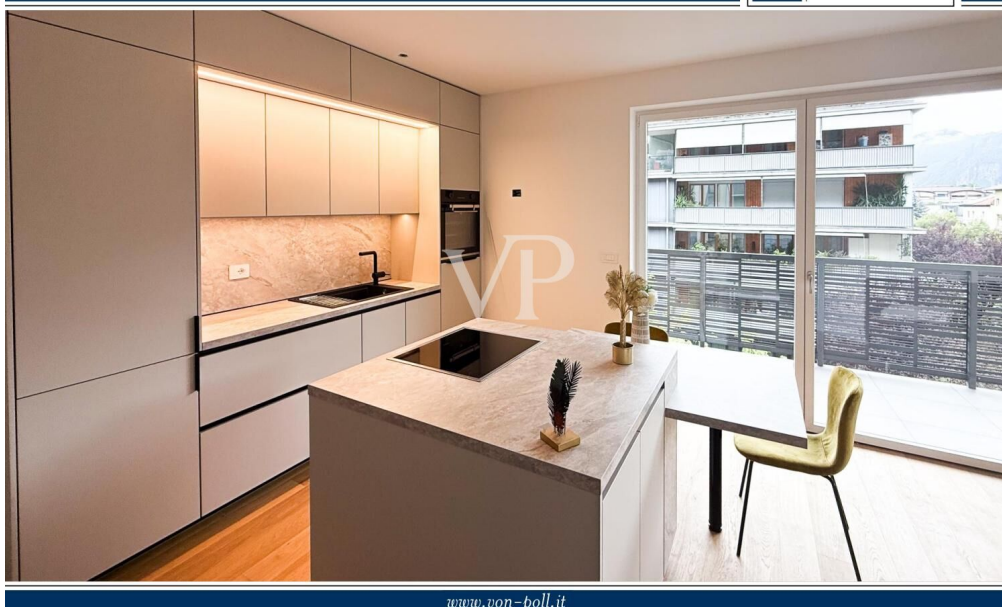
Property ID: IT262942863 - 39100 Bolzano - Südtirol [Trentino-Alto Adige]

## The property



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## The property



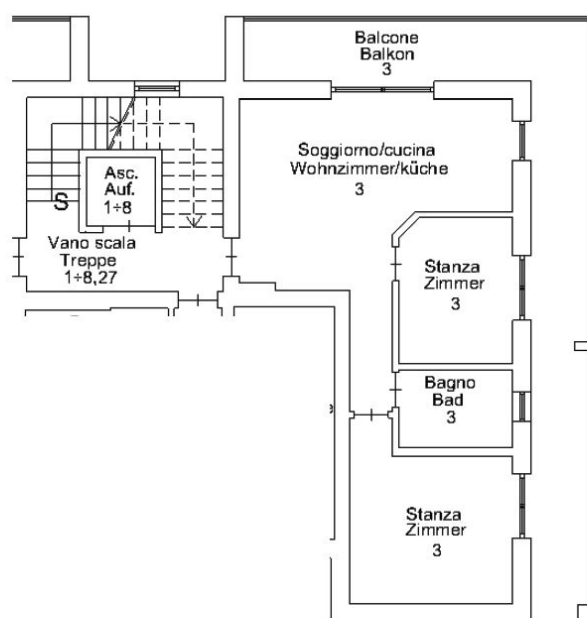
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## The property



Property ID: IT262942863 - 39100 Bolzano - Südtirol [Trentino-Alto Adige]

## Floor plans



ORIENTAMENTO/ORIENTIERUNG

PIANO PRIMO - 1. STOCK





ORIENTAMENTO/ORIENTIERUNG

## PIANO PRIMO - 1. STOCK



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: IT262942863 - 39100 Bolzano - Südtirol [Trentino-Alto Adige]**

## **A first impression**

**This prestigious and modern residential complex was built to the highest standard of Climate House "A", which means that it will also be rated for energy efficiency. The property is located on the second floor, and consists of: a comfortable entrance hall, a living-dining room "living" room with access to the 15 sq.m. terrace, a master bedroom, a single bedroom, a windowed master bathroom. The object offers excellent natural light. The real estate unit is equipped with a central underfloor heating and cooling 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 and an extra garage box Euro 40,000.00.**

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## **Details of amenities**

**Underfloor heating**

**Underfloor cooling**

**Access for the disabled**

**Climate House "A"**

**Elevator**

**Dehumidifier**

**Property ID: IT262942863 - 39100 Bolzano - Südtirol [Trentino-Alto Adige]**

## **All about the location**

The property is located on Park Street in Bolzano. The unique location of the property allows easy access to all kinds of services: supermarkets, restaurants, pharmacies and bus stops, which are located in the immediate vicinity. In addition, the property is just a few meters from the Twenty shopping center and the highway.

**Property ID: IT262942863 - 39100 Bolzano - Südtirol [Trentino-Alto Adige]**

## Contact partner

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

**Christian Weissensteiner**

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**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*

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