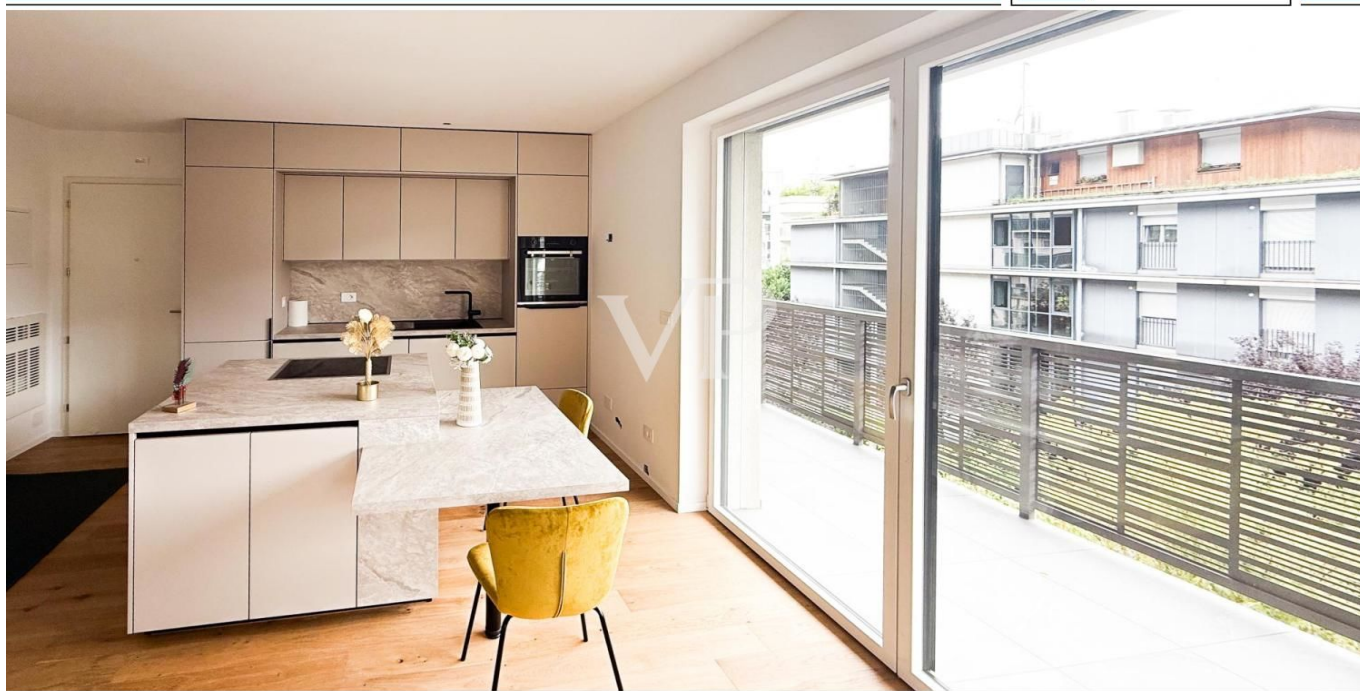


**Bolzano - Südtirol [Trentino-Alto Adige]**

## **Modern and bright two-bedroom apartment with terrace**

**Property ID: IT264152871**



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

**PURCHASE PRICE: 450.000 EUR • LIVING SPACE: ca. 84 m<sup>2</sup> • ROOMS: 3**

**Property ID: IT264152871 - 39100 Bolzano - Südtirol [Trentino-Alto Adige]**

- **At a glance**
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**Property ID: IT264152871 - 39100 Bolzano - Südtirol [Trentino-Alto Adige]**

## At a glance

|                      |                       |
|----------------------|-----------------------|
| Property ID          | IT264152871           |
| Living Space         | ca. 84 m <sup>2</sup> |
| Floor                | 2                     |
| Rooms                | 3                     |
| Bedrooms             | 2                     |
| Bathrooms            | 1                     |
| Year of construction | 2023                  |

|                |                       |
|----------------|-----------------------|
| Purchase Price | 450.000 EUR           |
| Type           | Apartment             |
| Commission     | Subject to commission |
| Total Space    | ca. 84 m <sup>2</sup> |
| Equipment      | Terrace               |

**Property ID: IT264152871 - 39100 Bolzano - Südtirol [Trentino-Alto Adige]**

## Energy Data

|                                |            |                         |                           |
|--------------------------------|------------|-------------------------|---------------------------|
| Energy Source                  | Gas        | Energy Certificate      | Energy demand certificate |
| Energy certificate valid until | 20.08.2035 | Final Energy Demand     | 25.00 kWh/m²a             |
| Power Source                   | Gas        | Energy efficiency class | A                         |

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## The property



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## The property



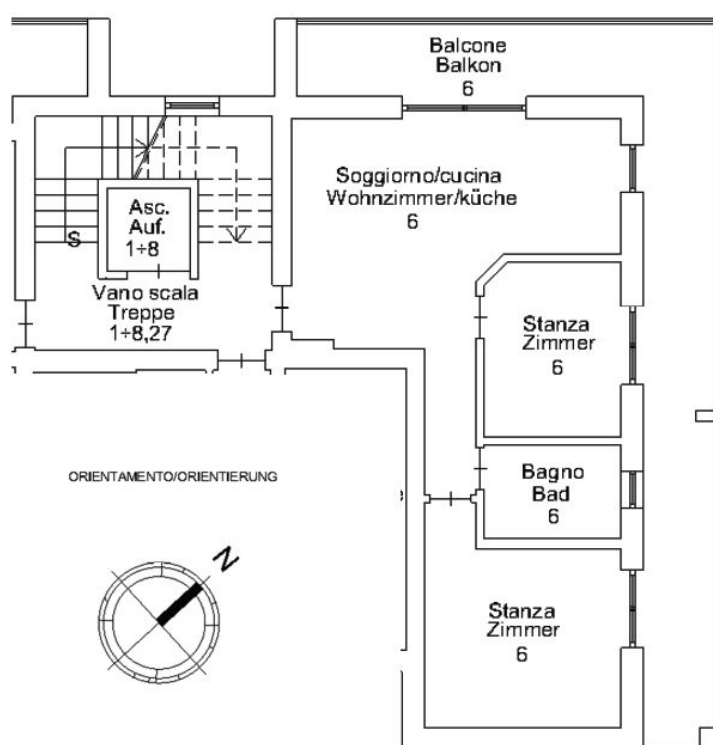
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## The property

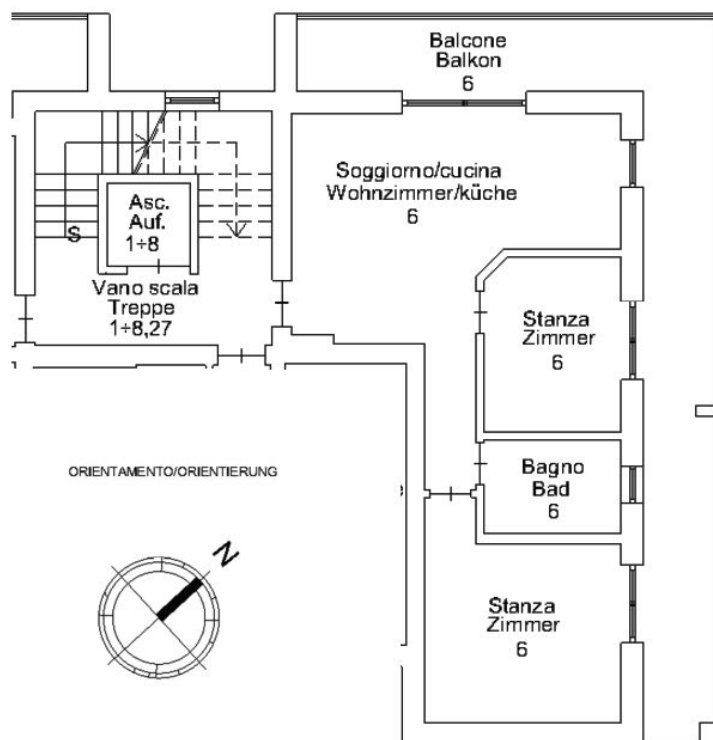


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## Floor plans



PIANO SECONDO - 2. STOCK



## PIANO SECONDO - 2. 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: IT264152871 - 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

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## 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: IT264152871 - 39100 Bolzano - Südtirol [Trentino-Alto Adige]**

## Contact partner

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

**Christian Weissensteiner**

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*To the Disclaimer of von Poll Immobilien GmbH*

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