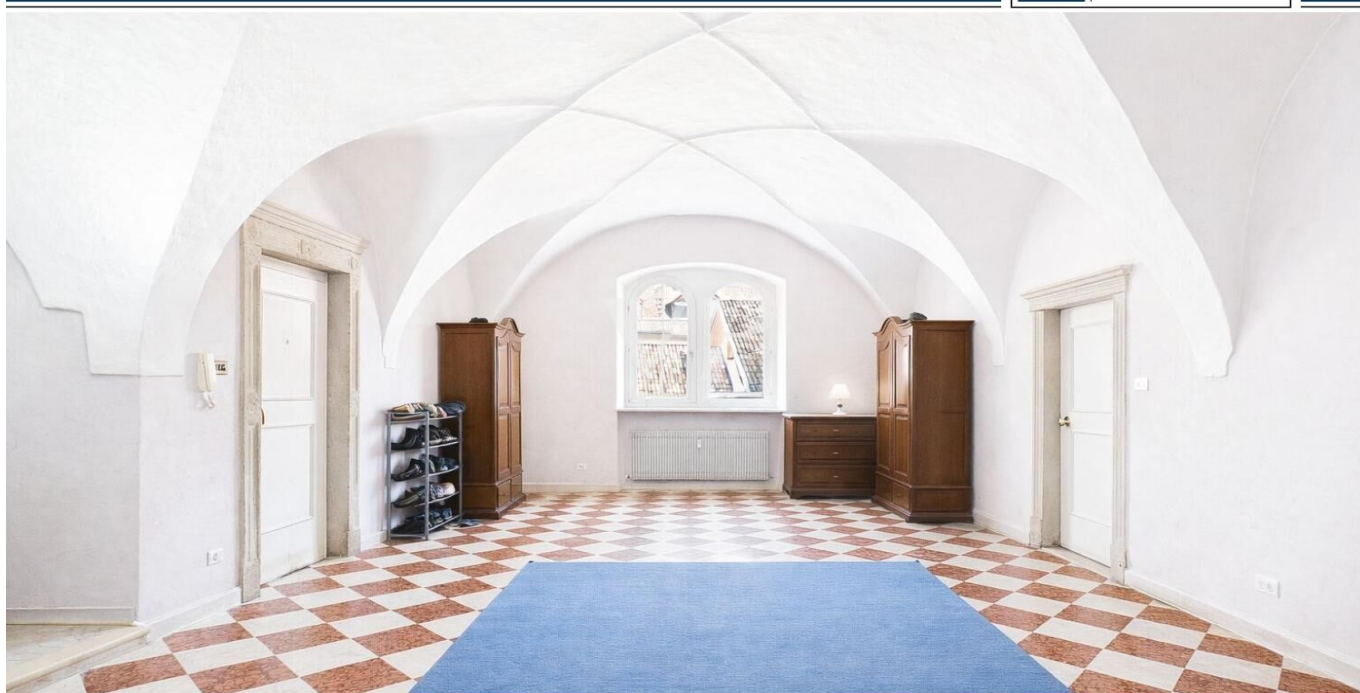


Appiano s.s.d.v. / Eppan a.d.W. - Bolzano

Spacious apartment in the center of Eppan

Property ID: IT264152889



www.von-poll.it

PURCHASE PRICE: 680.000 EUR • LIVING SPACE: ca. 180 m² • ROOMS: 7

Property ID: IT264152889 - 39057 Appiano s.s.d.v. / Eppan a.d.W. - Bolzano

- **At a glance**
- **The property**
- **Energy Data**
- **Floor plans**
- **A first impression**
- **Details of amenities**
- **All about the location**
- **Contact partner**

Property ID: IT264152889 - 39057 Appiano s.s.d.v. / Eppan a.d.W. - Bolzano

At a glance

Property ID	IT264152889
Living Space	ca. 180 m ²
Floor	1
Rooms	7
Bedrooms	5
Bathrooms	3
Year of construction	1750
Type of parking	2 x Garage

Purchase Price	680.000 EUR
Type	Apartment
Commission	Subject to commission
Total Space	ca. 230 m ²
Usable Space	ca. 200 m ²
Equipment	Fireplace

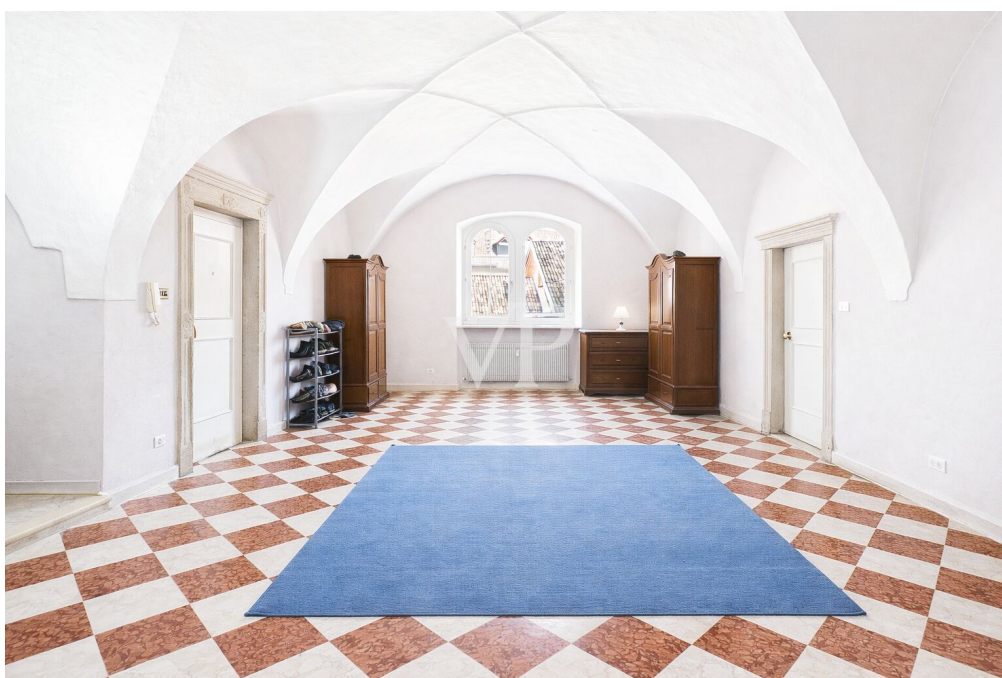
Property ID: IT264152889 - 39057 Appiano s.s.d.v. / Eppan a.d.W. - Bolzano

Energy Data

Energy Source	Gas	Energy Certificate	Energy demand certificate
Energy certificate valid until	22.02.2032	Final Energy Demand	200.00 kWh/m²a
		Energy efficiency class	G

Property ID: IT264152889 - 39057 Appiano s.s.d.v. / Eppan a.d.W. - Bolzano

The property



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The property



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The property



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The property



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The property



Property ID: IT264152889 - 39057 Appiano s.s.d.v. / Eppan a.d.W. - Bolzano

The property



Verwaltung/Amministrazione Leitner
Kondominium/Immobilien, Berechnungen
Condannati, Immobili, Conteggi

KONDOMINIUM "STROMBURG" J.G.PLAZER STRASSE 42 - 39057 EPPAN/APPIANO
P.E.D. 2519 - C.C. APPIANO - PT 51642
Steuernummer: 94041000217 codice fiscale

KOSTENVORANSCHLAG - 2025/2026 - PREVENTIVO (01.06.25 - 31.05.26)

NEUE VERSION - 10.02.26 - NUOVA VERSIONE

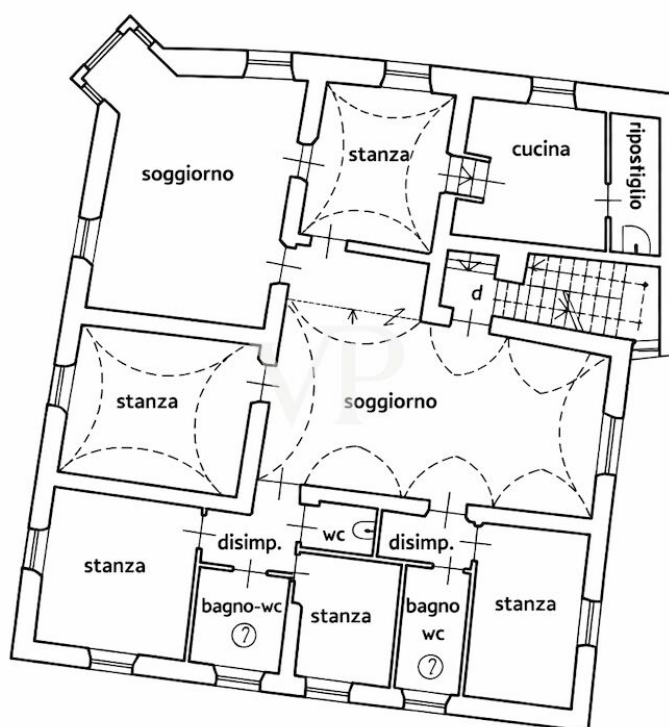
NR.	M.A.	EIGENTUMER	MIETER FRUCHTGENUSS	VERBRAUCH vom Vorjahr	ABZUG	PLAN KOSTEN SAS	PLAN KOSTEN MAJORE PLUZZE PRESENTO	TOTE KOSTEN VORANSCHLAG	BALDO M. 2024/25	TOTALES	1. RATE 1° RATE BALDO 15.09.25	2. RATE 2° RATE KOSTEN 15.10.25	3. RATE 3° RATE KOSTEN PREVENTIVO 15.01.26	4° RATE 4° RATE KOSTEN PREVENTIVO 15.03.26	EXTRA GAS 15.04.26	EXTRA GAS 15.05.26	TOTALES Veramente	NR.
1	1454	LUIGIO KATJA - HARTL OUNGE		2.572,63 €	-349,76 €	341,37 €	79,78 €	2.872,48 €	540,75 €	538,28 €	538,28 €	538,28 €	538,28 €	949,69 €	949,69 €	3.514,23 €	1	
2	2-27-28	GINI SOFIA		7.176,35 €	-1.123,55 €	537,96 €	129,36 €	7.087,05 €	1.568,00 €	1.568,00 €	1.568,00 €	1.568,00 €	1.568,00 €	1.568,00 €	1.568,00 €	5.881,05 €	2	
3	3-38	HANALD SILVANI		2.165,65 €	-82,27 €	337,79 €	71,10 €	2.083,87 €	855,13 €	855,13 €	855,13 €	855,13 €	855,13 €	855,13 €	855,13 €	3.594,35 €	3	
4	4-38-48	MORELLI ALBERTO	Pfister Waltraud	3.537,92 €	-643,08 €	441,55 €	120,38 €	3.799,07 €	855,13 €	855,13 €	855,13 €	855,13 €	855,13 €	855,13 €	855,13 €	3.594,35 €	4	
5	5-20-24-48-60	TETTER RUTH		4.604,01 €	-887,66 €	543,50 €	160,74 €	4.777,65 €	1.756,44 €	1.756,44 €	1.756,44 €	1.756,44 €	1.756,44 €	1.756,44 €	1.756,44 €	6.534,09 €	5	
6	6-19-45-57	MAIR STEPHAN - KIRCHER BUS M.		2.865,21 €	-690,29 €	304,70 €	92,44 €	2.965,83 €	1.293,11 €	1.293,11 €	1.293,11 €	1.293,11 €	1.293,11 €	1.293,11 €	1.293,11 €	5.181,53 €	6	
7	7-41-52	FISCHNALLERICH - SCABAR B.		1.944,03 €	-318,69 €	232,57 €	- €	1.887,82 €	646,53 €	646,53 €	646,53 €	646,53 €	646,53 €	646,53 €	646,53 €	2.584,45 €	7	
8	8-17	SCANNIELLO M. - DEFINO A.		2.595,03 €	-121,14 €	114,47 €	- €	2.444,06 €	1.777,20 €	1.777,20 €	1.777,20 €	1.777,20 €	1.777,20 €	1.777,20 €	1.777,20 €	5.321,87 €	8	
9	9-18	BERTANALLI ALESSANDRO		3.749,72 €	-366,11 €	813,25 €	- €	3.963,85 €	1.009,15 €	1.009,15 €	1.009,15 €	1.009,15 €	1.009,15 €	1.009,15 €	1.009,15 €	5.981,35 €	9	
10	10-18	SKULINA K. - NEDERSEER H.		2.292,83 €	-362,66 €	277,50 €	- €	2.209,69 €	872,86 €	872,86 €	872,86 €	872,86 €	872,86 €	872,86 €	872,86 €	4.828,44 €	10	
11	11-22	PIETENERGY GMBH		2.840,26 €	-450,02 €	219,58 €	- €	2.679,92 €	872,86 €	872,86 €	872,86 €	872,86 €	872,86 €	872,86 €	872,86 €	4.828,44 €	11	
12	12-13-15-17	WOLFGANG GLASERER		2.014,50 €	-745,80 €	81,41 €	- €	1.362,11 €	1.011,59 €	1.011,59 €	1.011,59 €	1.011,59 €	1.011,59 €	1.011,59 €	1.011,59 €	3.035,37 €	12	
13	13 - 86-82	WOLFGANG GLASERER		1.059,08 €	-103,51 €	40,21 €	- €	955,57 €	1.038,21 €	1.038,21 €	1.038,21 €	1.038,21 €	1.038,21 €	1.038,21 €	1.038,21 €	3.114,93 €	13	
14	14 - 86-82	WOLFGANG GLASERER		2.943,18 €	-1.737,15 €	439,21 €	- €	1.643,27 €	1.885,58 €	1.885,58 €	1.885,58 €	1.885,58 €	1.885,58 €	1.885,58 €	1.885,58 €	5.659,02 €	14	
15	15-16-18-19-20-21	GAHSEI - DUCHON		7.939,99 €	-2.034,49 €	782,80 €	- €	5.794,11 €	2.633,96 €	2.633,96 €	2.633,96 €	2.633,96 €	2.633,96 €	2.633,96 €	2.633,96 €	10.665,84 €	15	
16	16-18	HOFER MARCUS	Gaßler Anna	2.770,41 €	-1.709,84 €	- €	- €	1.060,57 €	1.236,96 €	1.236,96 €	1.236,96 €	1.236,96 €	1.236,96 €	1.236,96 €	1.236,96 €	3.704,88 €	16	
17	16-18-20-24-48-60	INNERHOFER GEORG		3.105,94 €	-1.357,88 €	- €	- €	1.748,06 €	1.696,48 €	1.696,48 €	1.696,48 €	1.696,48 €	1.696,48 €	1.696,48 €	1.696,48 €	5.089,44 €	17	
18	20	OBERKOPFER LERKE		452,38 €	-306,21 €	- €	- €	146,17 €	2,05 €	2,05 €	2,05 €	2,05 €	2,05 €	2,05 €	2,05 €	3.358,20 €	18	
19	14-15-16-18-20-21	HEISSER ROSA W.		1.644,95 €	-978,41 €	- €	- €	666,53 €	1.152,53 €	1.152,53 €	1.152,53 €	1.152,53 €	1.152,53 €	1.152,53 €	1.152,53 €	3.457,59 €	19	
20	30	NEGRI SIMONE - FUGATTI CRISTINA		474,24 €	-321,01 €	- €	- €	153,23 €	1.064 €	1.064 €	1.064 €	1.064 €	1.064 €	1.064 €	1.064 €	2.128,24 €	20	
21	35	PRUGGER LSE	Vallazza	480,02 €	-321,01 €	- €	- €	159,01 €	383,47 €	383,47 €	383,47 €	383,47 €	383,47 €	383,47 €	383,47 €	766,94 €	21	
22	37	HARKASER PETER		494,42 €	-325,33 €	- €	- €	169,09 €	375 €	375 €	375 €	375 €	375 €	375 €	375 €	750 €	22	
23	55-56	HOFER MARCUS	Gaßler Anna	62,09 €	-12,20 €	- €	- €	49,89 €	7,73 €	7,73 €	7,73 €	7,73 €	7,73 €	7,73 €	7,73 €	15,46 €	23	
24	59	SAVIT SAS		31,84 €	-6,25 €	- €	- €	25,58 €	3,37 €	3,37 €	3,37 €	3,37 €	3,37 €	3,37 €	3,37 €	6,74 €	24	
TOTALE				58.471,21 €	-15.755,31 €	5.700,00 €	658,80 €	68.875,32 €	20.444,67 €	20.444,67 €	20.444,67 €	20.444,67 €	20.444,67 €	20.444,67 €	20.444,67 €	89.769,67 €		

EINZAHLUNGEN - VERSAMENTI: Raffaelenskasse Überlitsch - Cassa Rurale Appiano IBAN: IT 82 R 08255 58160 000300213594

Zur Bestätigung der Abrechnung unterschreibt das Präsidenten der Vollversammlung
Per conferma del conteggio il presidente speciale firma del presidente dell'assemblea

Property ID: IT264152889 - 39057 Appiano s.s.d.v. / Eppan a.d.W. - 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: IT264152889 - 39057 Appiano s.s.d.v. / Eppan a.d.W. - Bolzano

A first impression

In the heart of Eppan, one of the most charming villages in South Tyrol, known for its castles, excellent quality of life and an absolutely prestigious wine tradition, we offer for sale an apartment of great historical charm, located on the second floor of a building dating back to the mid-18th century.

The property retains an authentic and rare character, enhanced by vaulted ceilings that enhance its period charm and architectural importance. The apartment, internally in need of renovation, represents an opportunity of considerable value for those who wish to create a representative residence or a residence of great personality, combining history, elegance and living comfort.

Free on four sides, it enjoys excellent natural light and a pleasant airiness of the rooms. The internal distribution offers an entrance hall, a large living room, a kitchen, a dining room, five bedrooms and three bathrooms, with generous spaces that lend themselves to multiple design solutions.

Two garage cars (70,000 euros extra) and a cellar complete the property.

The facade and roof were renovated in 2022, an element that further enhances the property and allows it to focus on interior redevelopment, preserving and reinterpreting its extraordinary historic character.

A property of undisputed charm, set in a unique context, among landscape, culture and tradition, in one of the most appreciated locations in the South Tyrolean territory.

Property ID: IT264152889 - 39057 Appiano s.s.d.v. / Eppan a.d.W. - Bolzano

Details of amenities

- Two car garage
- Cellar
- Fireplace
- Renovated facade and roof
- Quiet
- Panorama

Property ID: IT264152889 - 39057 Appiano s.s.d.v. / Eppan a.d.W. - Bolzano

All about the location

Located in Eppan on the Wine Road, in one of the most sought-after locations in South Tyrol, the property is set in a charming residential context, amid vineyards, castles, and fine landscapes. Appiano is particularly appreciated for its high quality of life, tranquility, services and proximity to Bolzano, offering a perfect balance between privacy, comfort and the beauty of the area.

Property ID: IT264152889 - 39057 Appiano s.s.d.v. / Eppan a.d.W. - Bolzano

Contact partner

For further information, please contact your contact person:

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E-Mail: bozen@von-poll.com

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