

**Bolzano**

# Spacious and bright four-room apartment in new construction

**Property ID: IT264152905**



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

**PURCHASE PRICE: 495.000 EUR • LIVING SPACE: ca. 108 m<sup>2</sup> • ROOMS: 4**

**Property ID: IT264152905 - 39100 Bolzano**

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## At a glance

Property ID	IT264152905	Purchase Price	495.000 EUR
Living Space	ca. 108 m <sup>2</sup>	Commission	Subject to commission
Floor	1	Total Space	ca. 108 m <sup>2</sup>
Rooms	4	Usable Space	ca. 98 m <sup>2</sup>
Bedrooms	3	Equipment	Terrace, Balcony
Bathrooms	2		

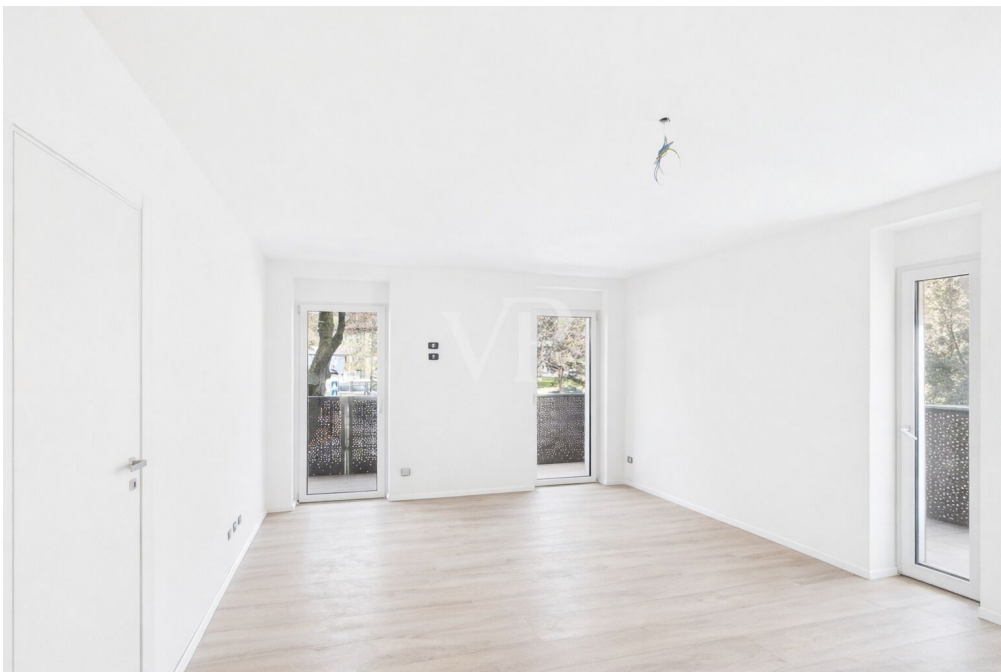
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## Energy Data

Type of heating	Underfloor heating	Energy Certificate	Energy demand certificate
Energy Source	Air-to-water heat pump	Final Energy Demand	35.00 kWh/m <sup>2</sup> a
Energy certificate valid until	20.08.2035	Energy efficiency class	B
Power Source	Air-to-water heat pump		

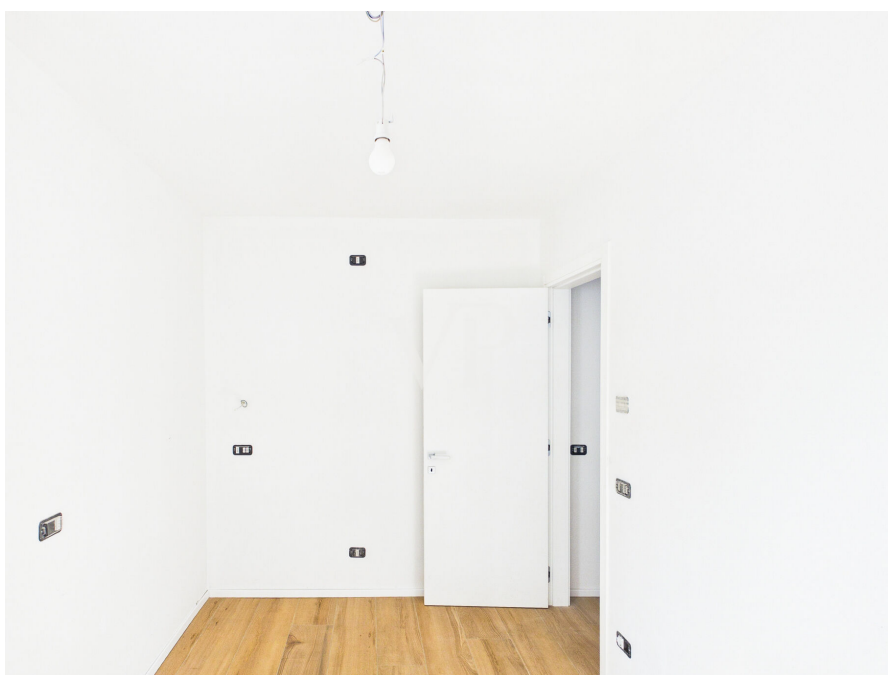
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## The property



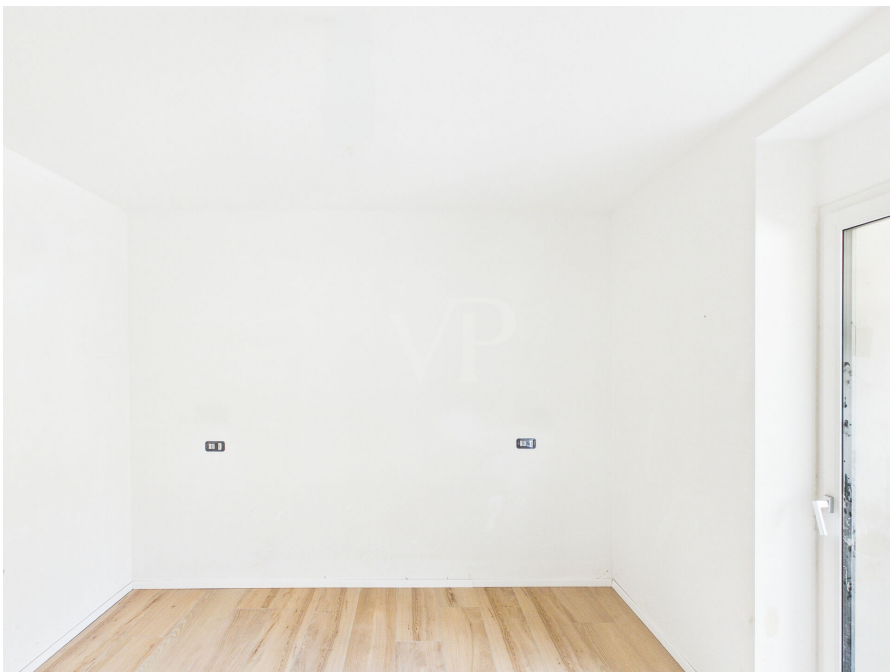
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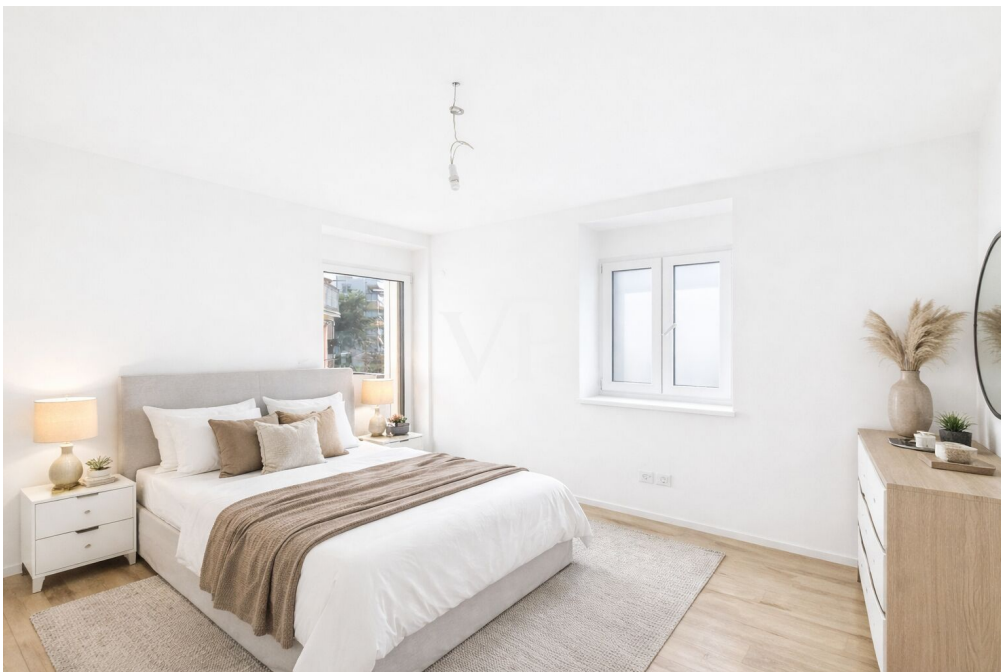
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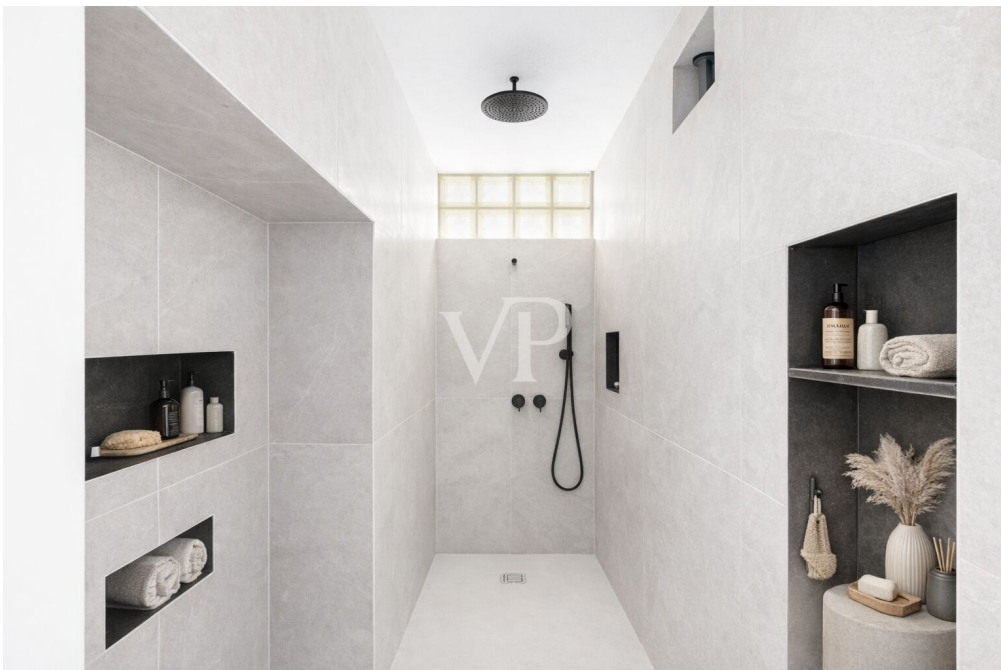
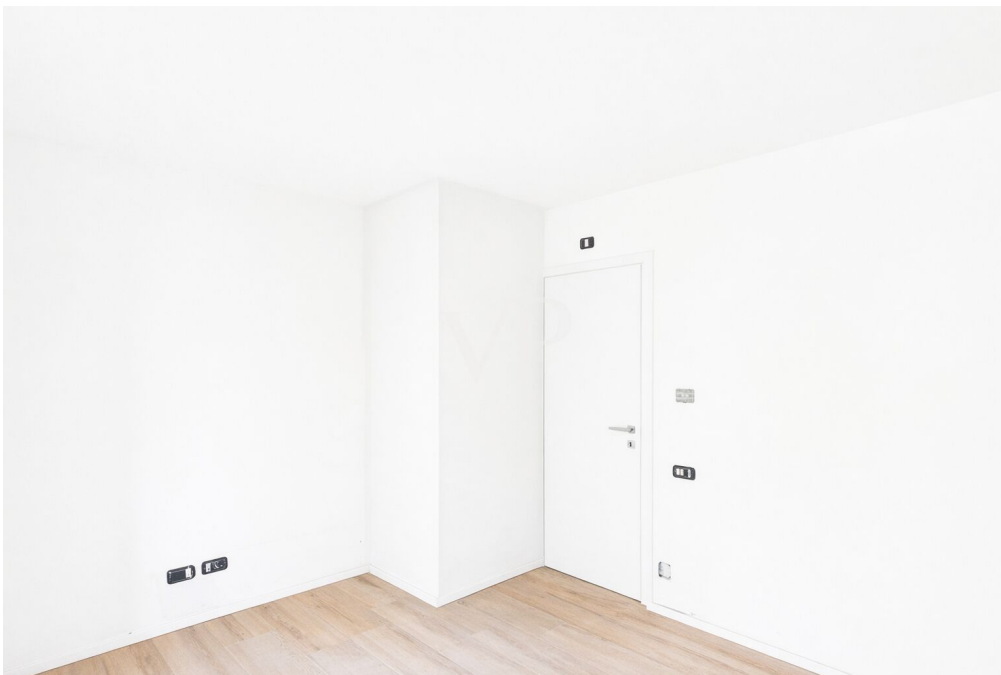
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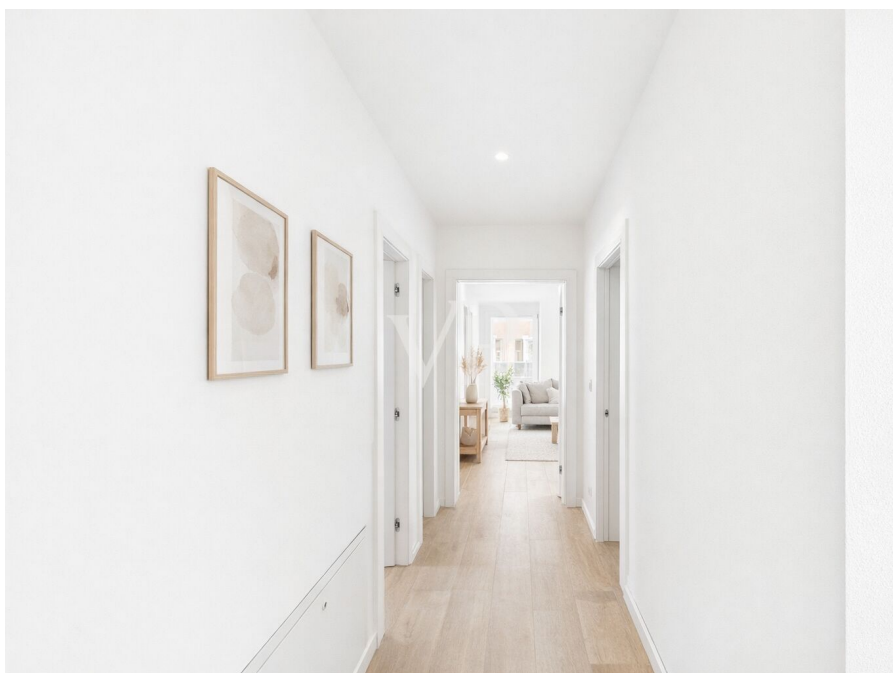
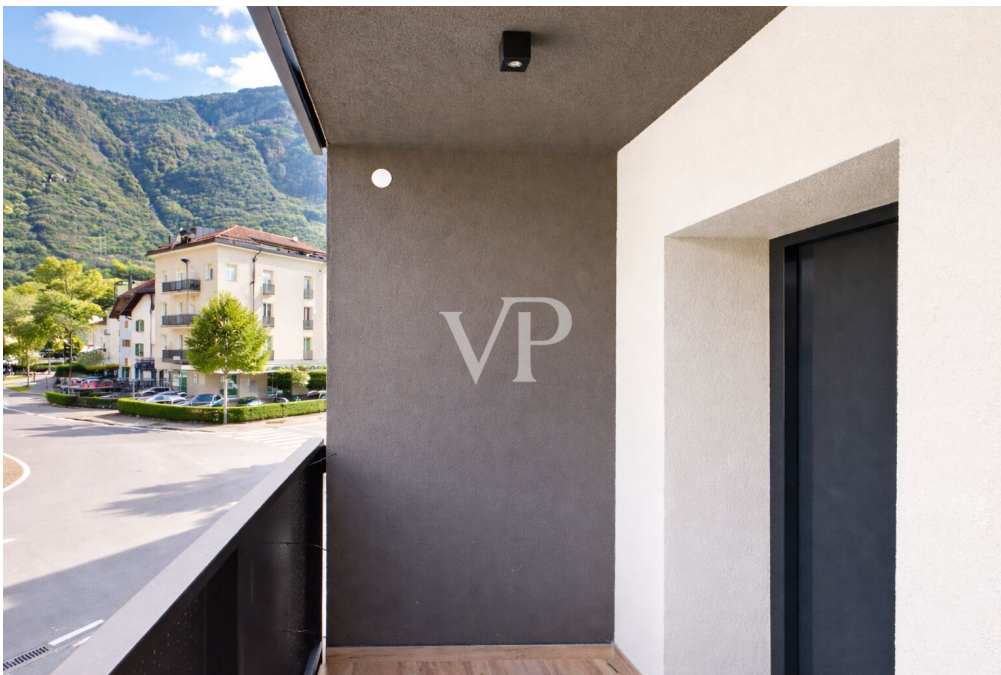
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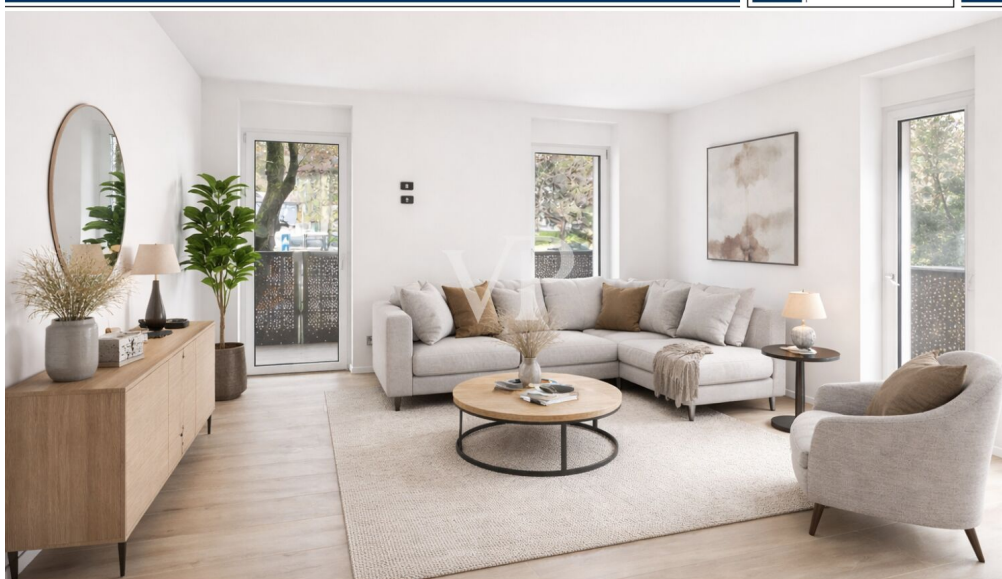
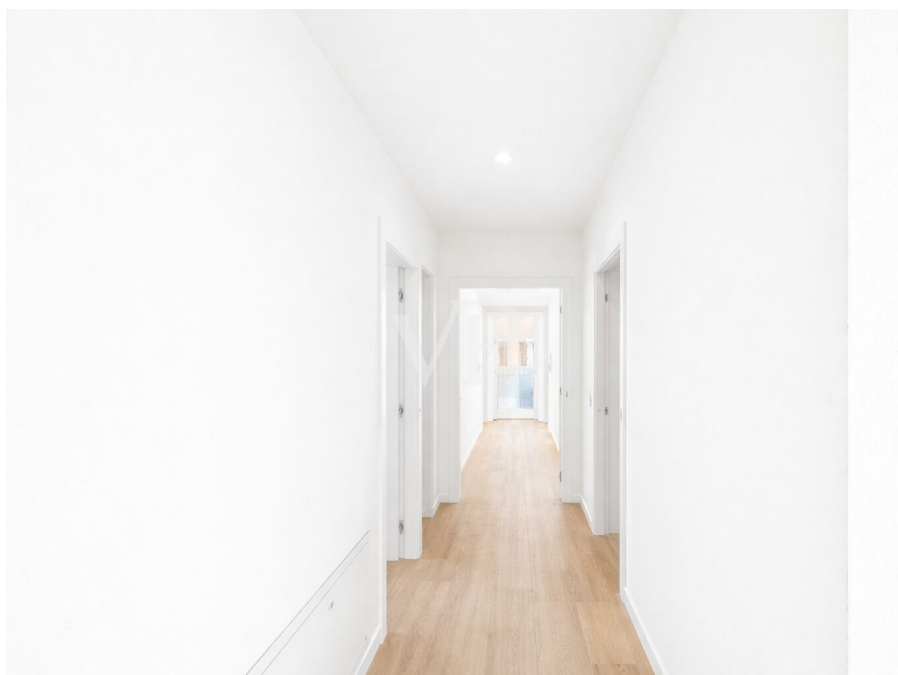
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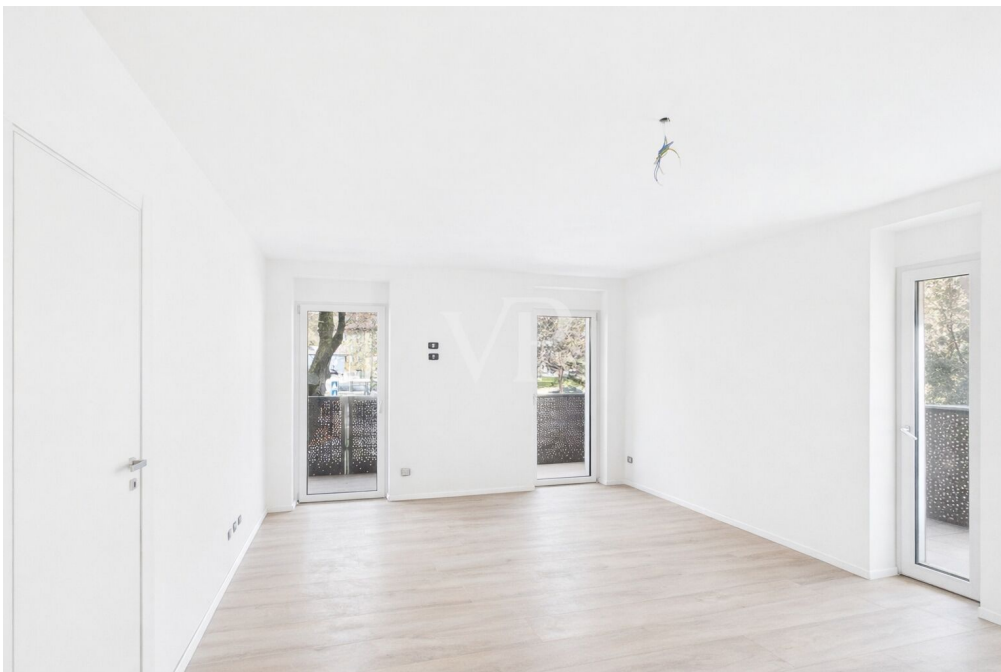
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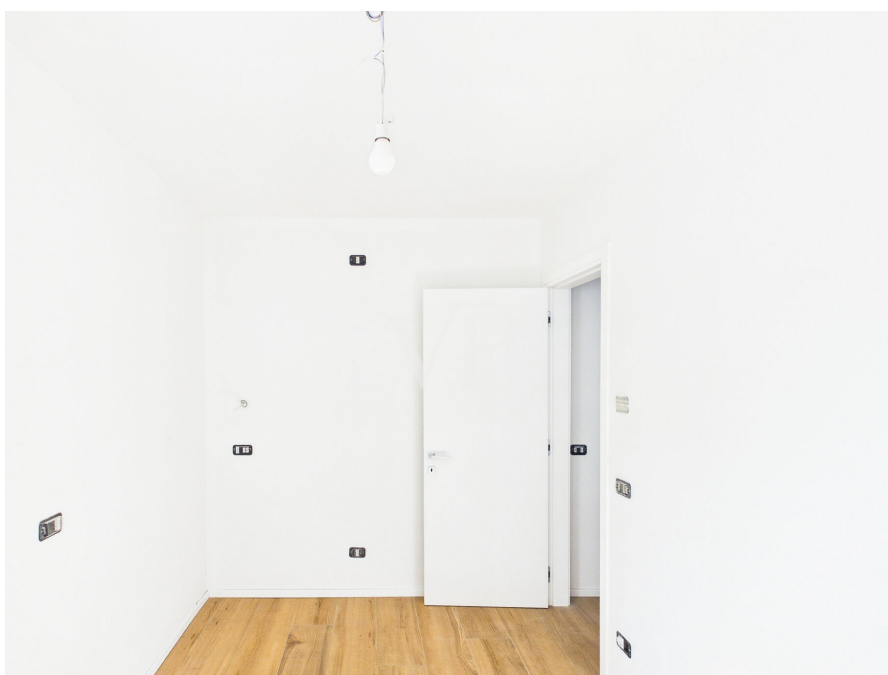
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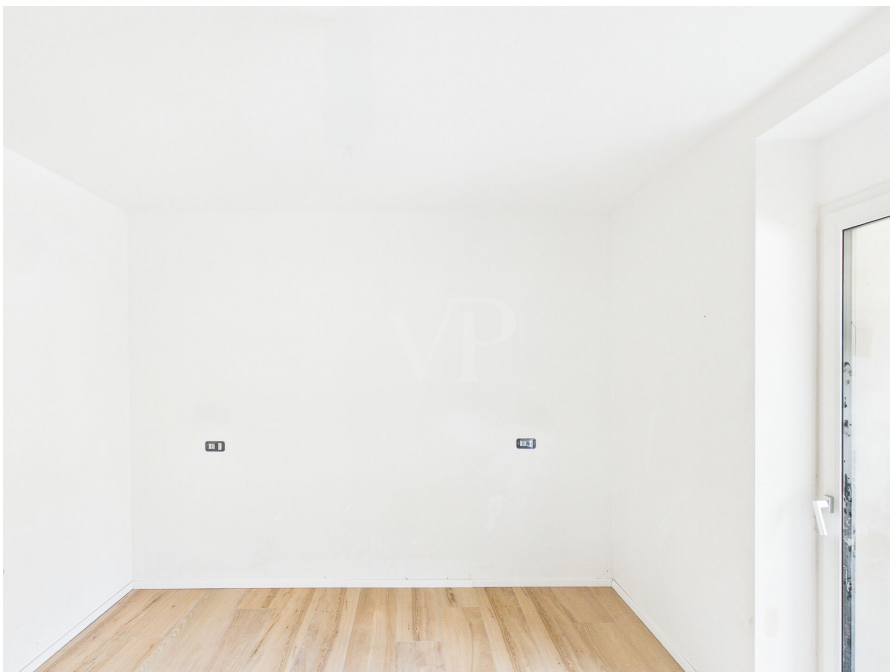
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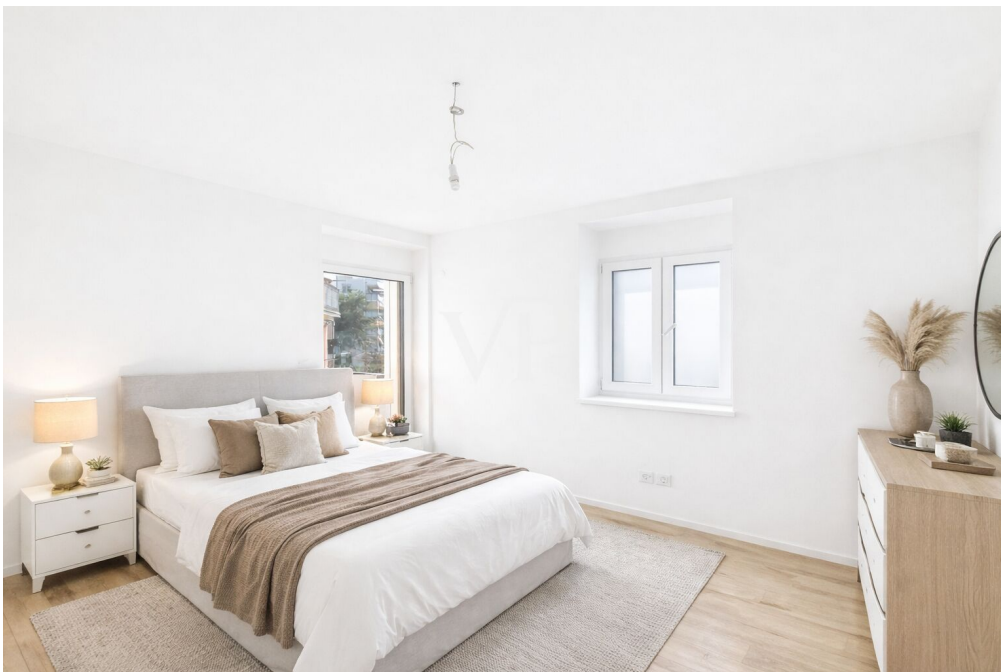
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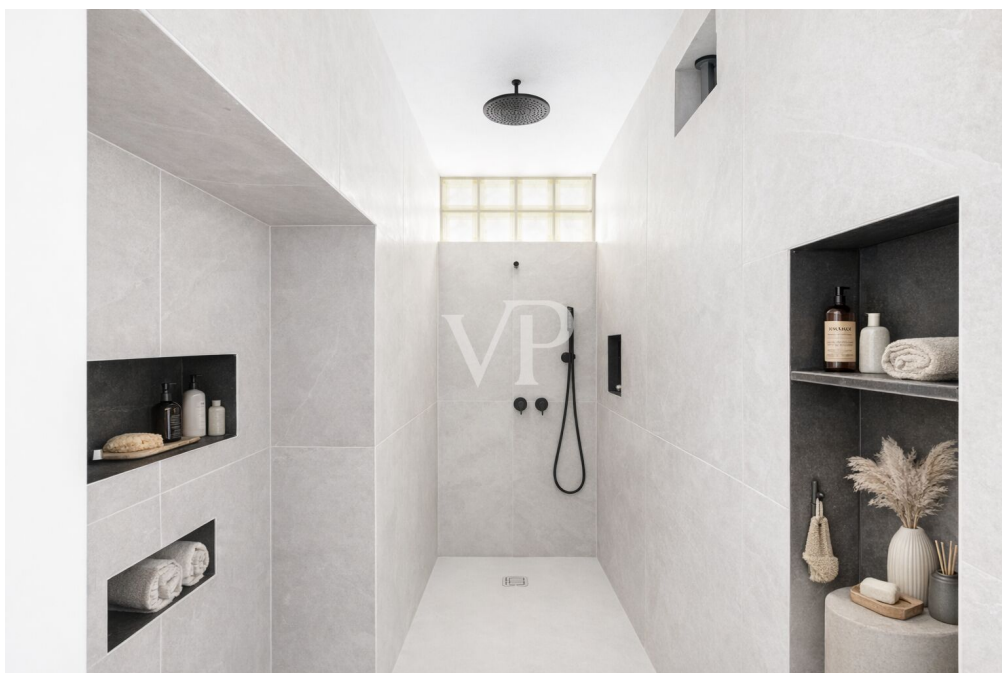
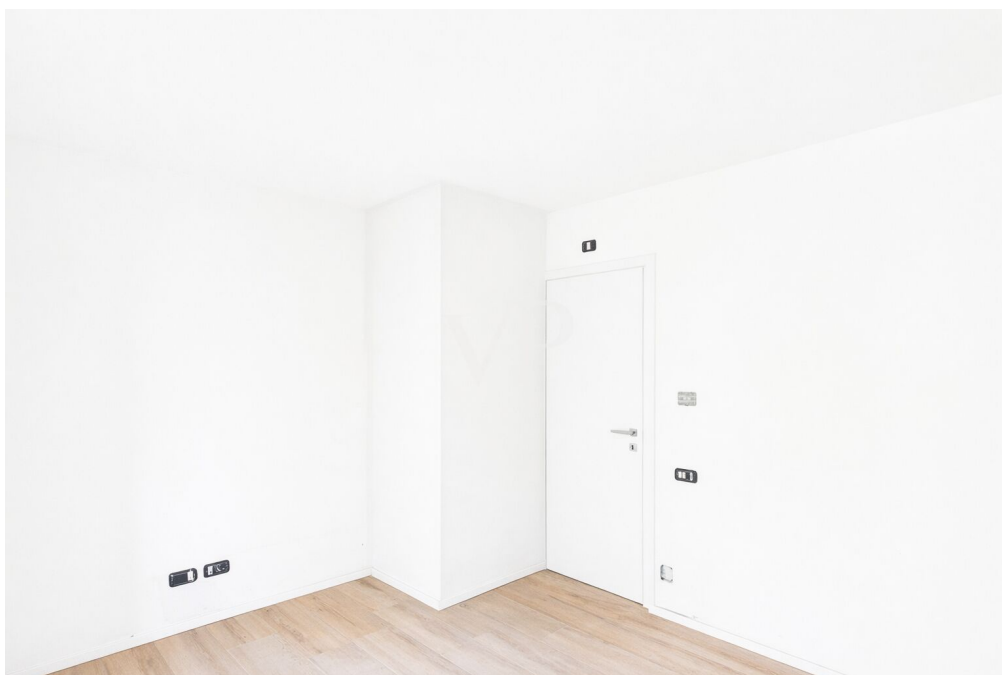
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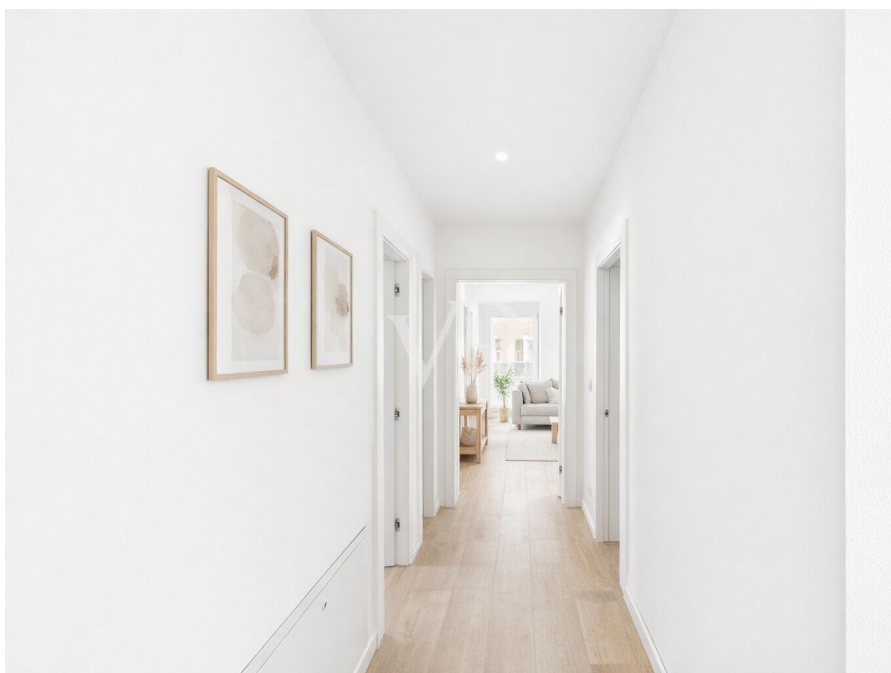
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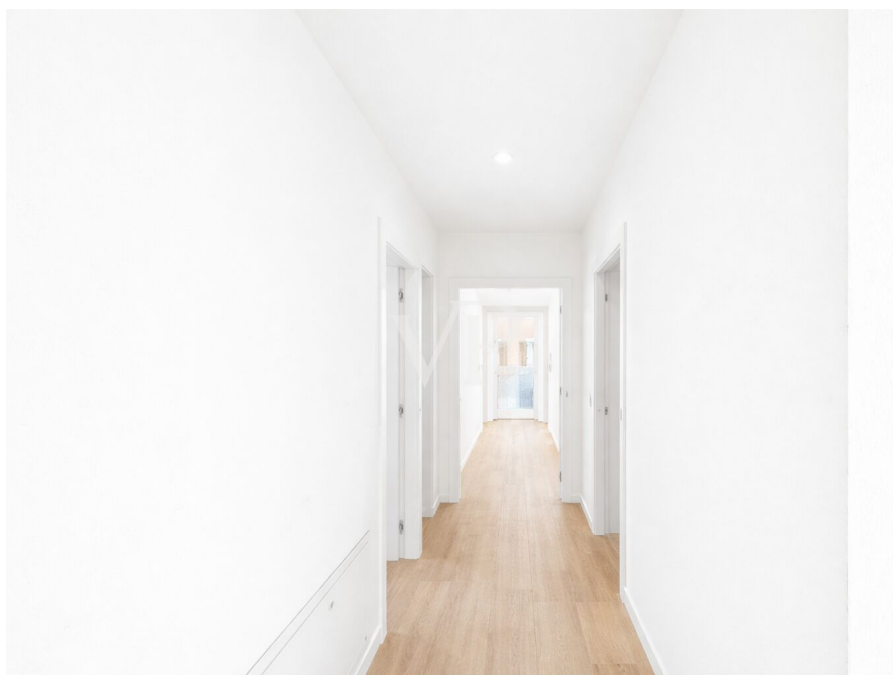
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## Floor plans





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

This prestigious residential complex, built according to the highest standards CasaClima "B", guarantees excellent energy efficiency and a high level of living comfort. The structure, also ensures a considerable degree of privacy. The property is located In Via Claudia Augusta, and is located on the second floor with an elevator. An entrance door gives access to this beautiful real estate unit, consisting of: a comfortable entrance hall, a living room/kitchenette granted to the terrace and balcony, three bedrooms, including one with a private balcony and one with access to the terrace, a master bathroom, a service bathroom and a small room used as a laundry room. The property unit is equipped with a central heating system that is independently operated with convenient individual control of room temperature, providing a special feel-good atmosphere in all rooms. The offer is completed by a cellar, private garden above elevated by 16 sq. m. approx., motorcycle/scooter place, bicycle place and possible uncovered parking space and/or garage for rent.

Construction year 2025.

Building NOT agreed upon.

Possibility of tax credit in deduction.

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## Details of amenities

Underfloor heating and cooling

Heat pump

Photovoltaic system with battery storage

Triple-glazed windows

Electric aluminum shutters

Home automation system

Alarm system layout

Video intercom

Internal provision for air conditioning

Mosquito nets

Controlled mechanical ventilation

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## All about the location

The property is located via Claudia Augusta in Bolzano. The central location of this property allows access to all kinds of services: supermarkets, pharmacies, bicycle and bus stops, which are in the immediate vicinity. In addition, the property is just a few meters from various educational facilities.

The historic center is only a few minutes' walk away.

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## Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

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