

**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 m²  | Type           | Apartment             |
| Floor        | 1           | Commission     | Subject to commission |
| Rooms        | 4           | Total Space    | ca. 108 m²            |
| Bedrooms     | 3           | Usable Space   | ca. 98 m²             |
| Bathrooms    | 2           | Equipment      | Terrace, Balcony      |

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## Energy Data

|                                |                        |
|--------------------------------|------------------------|
| Type of heating                | Underfloor heating     |
| Energy Source                  | Air-to-water heat pump |
| Energy certificate valid until | 20.08.2035             |
| Power Source                   | Air-to-water heat pump |

|                         |                           |
|-------------------------|---------------------------|
| Energy Certificate      | Energy demand certificate |
| Final Energy Demand     | 35.00 kWh/m²a             |
| Energy efficiency class | B                         |

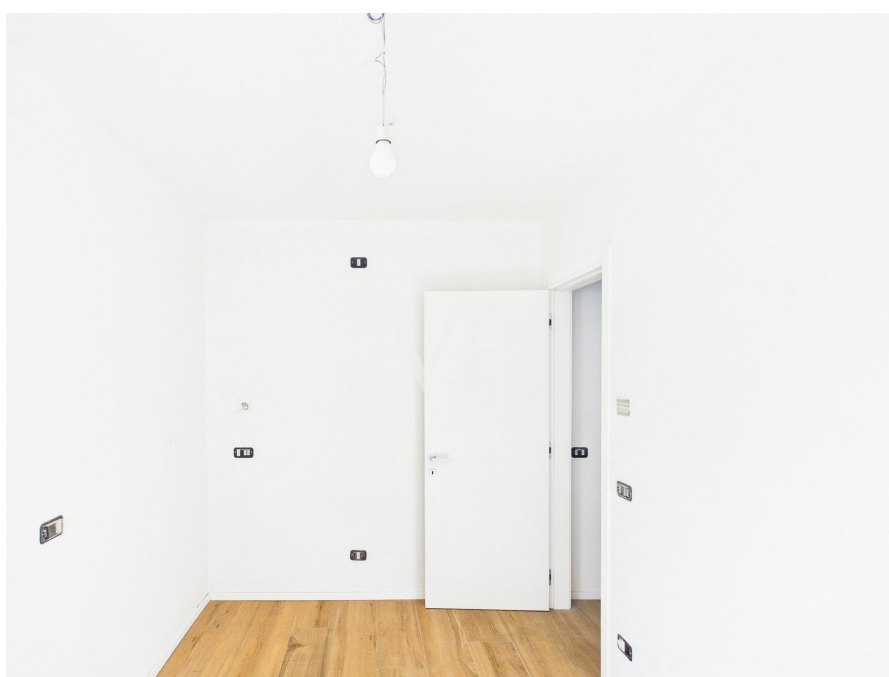
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## The property



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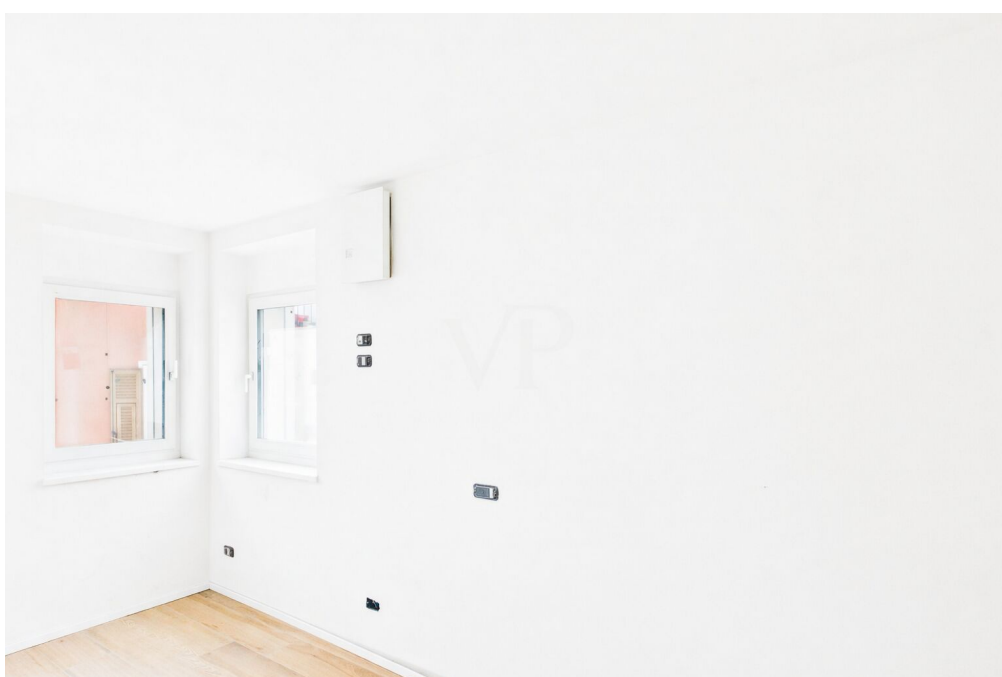
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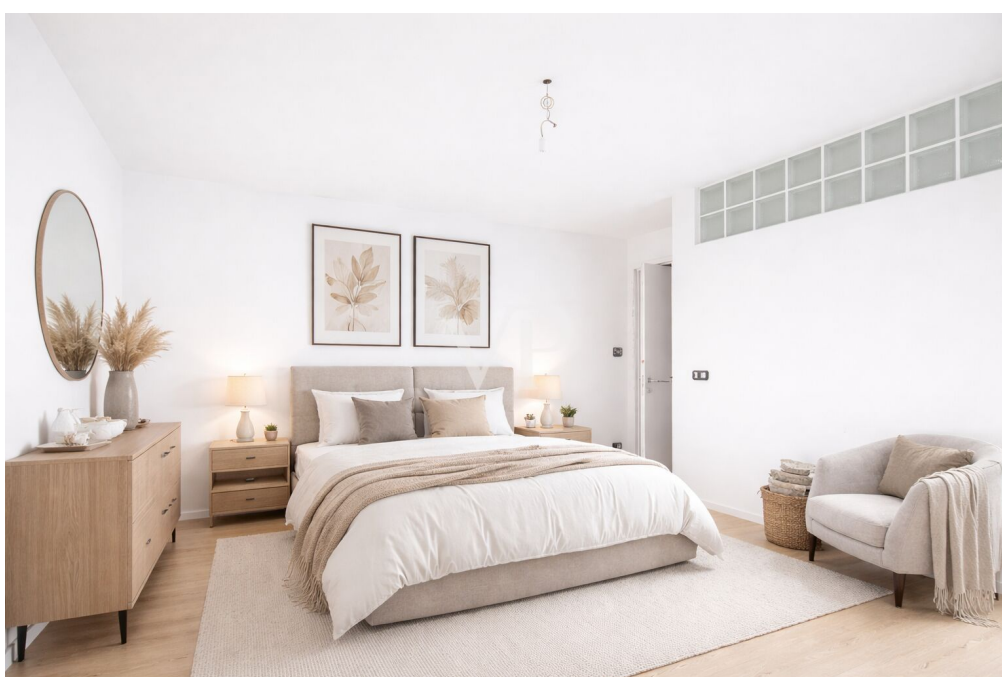
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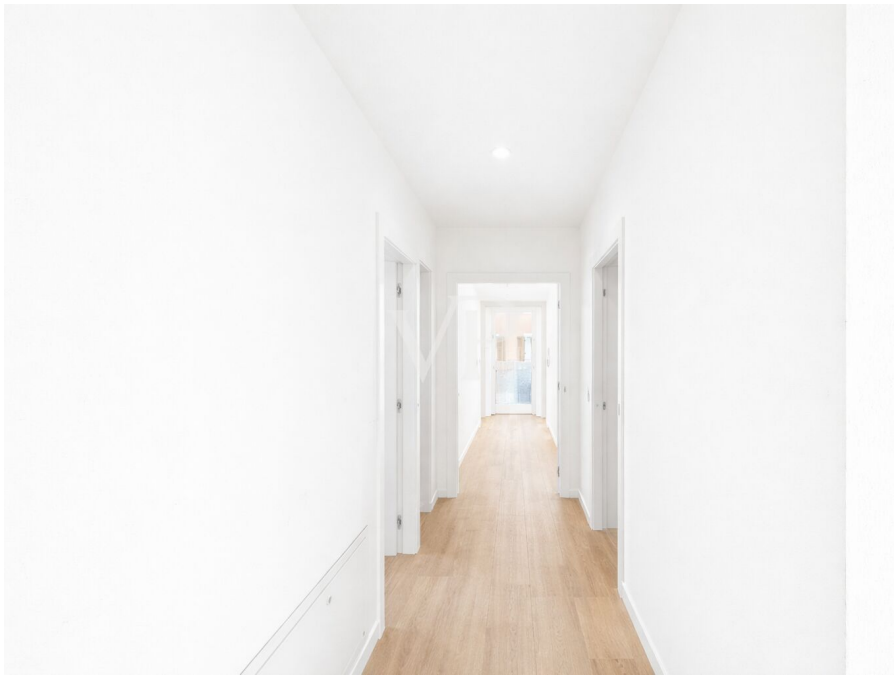
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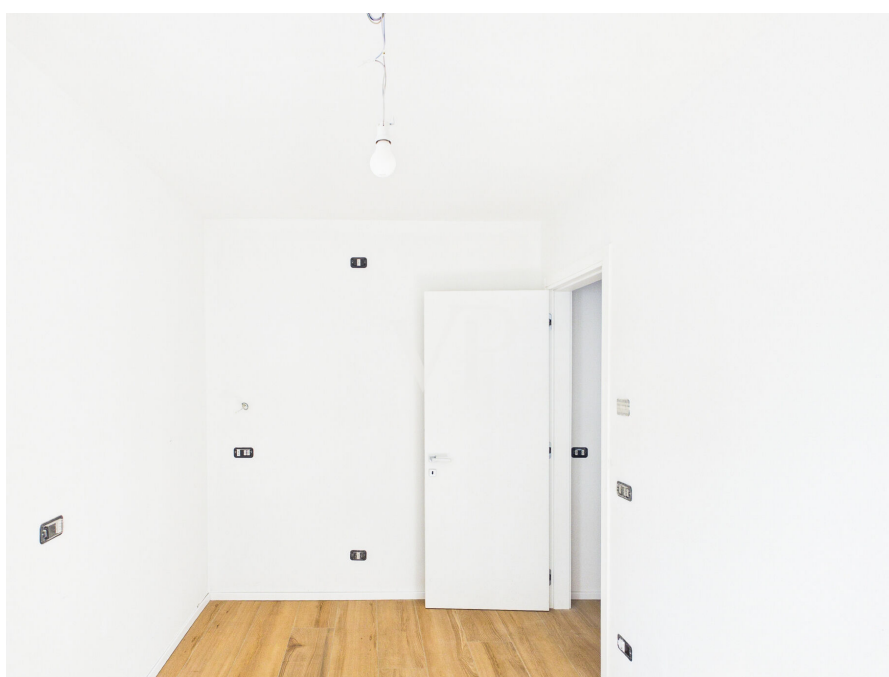
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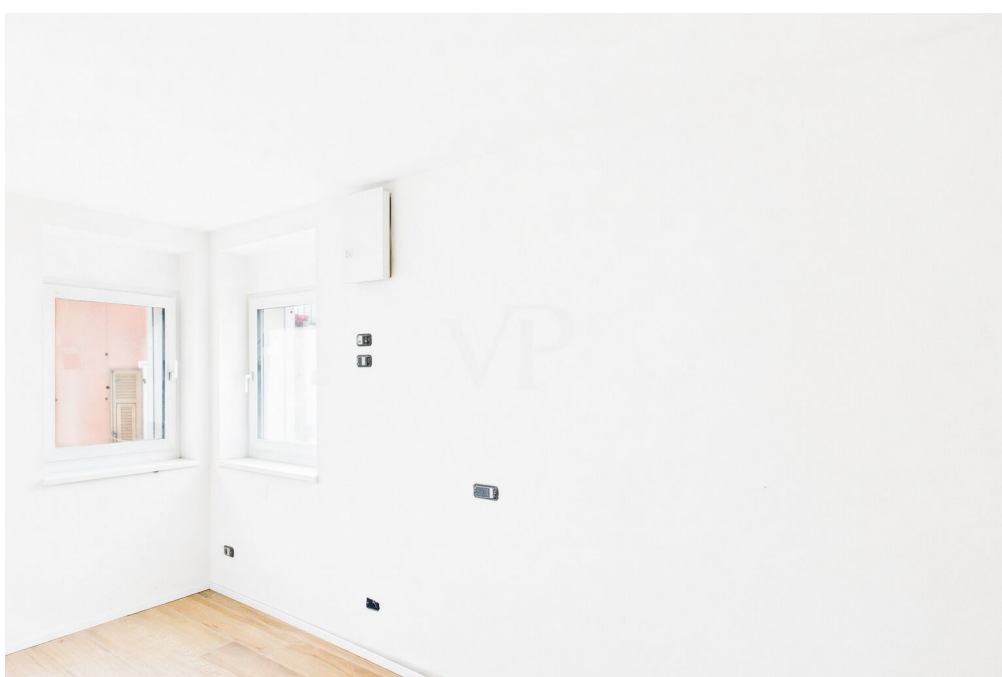
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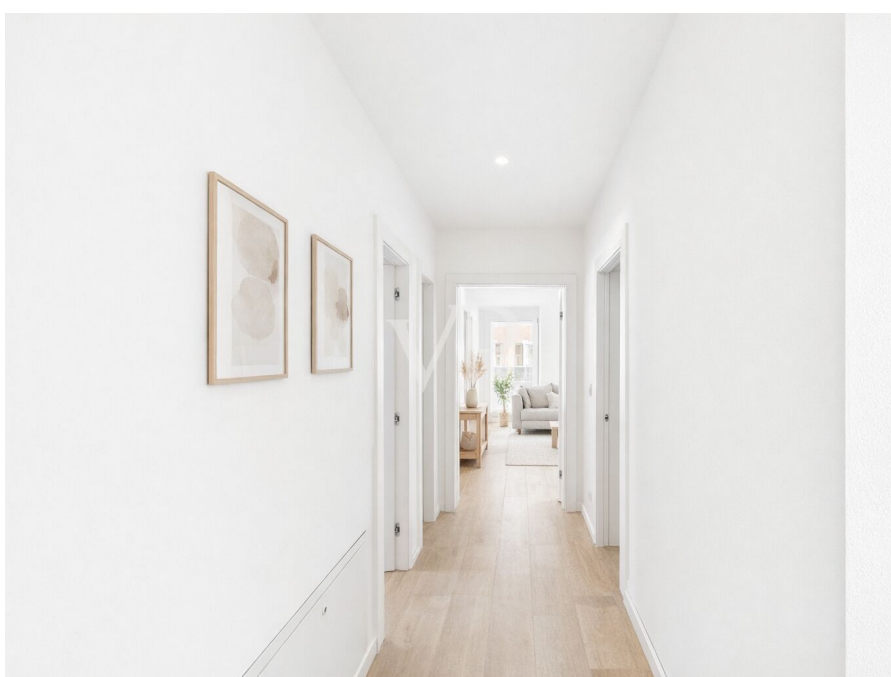
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## Floor plans





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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*To the Disclaimer of von Poll Immobilien GmbH*

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