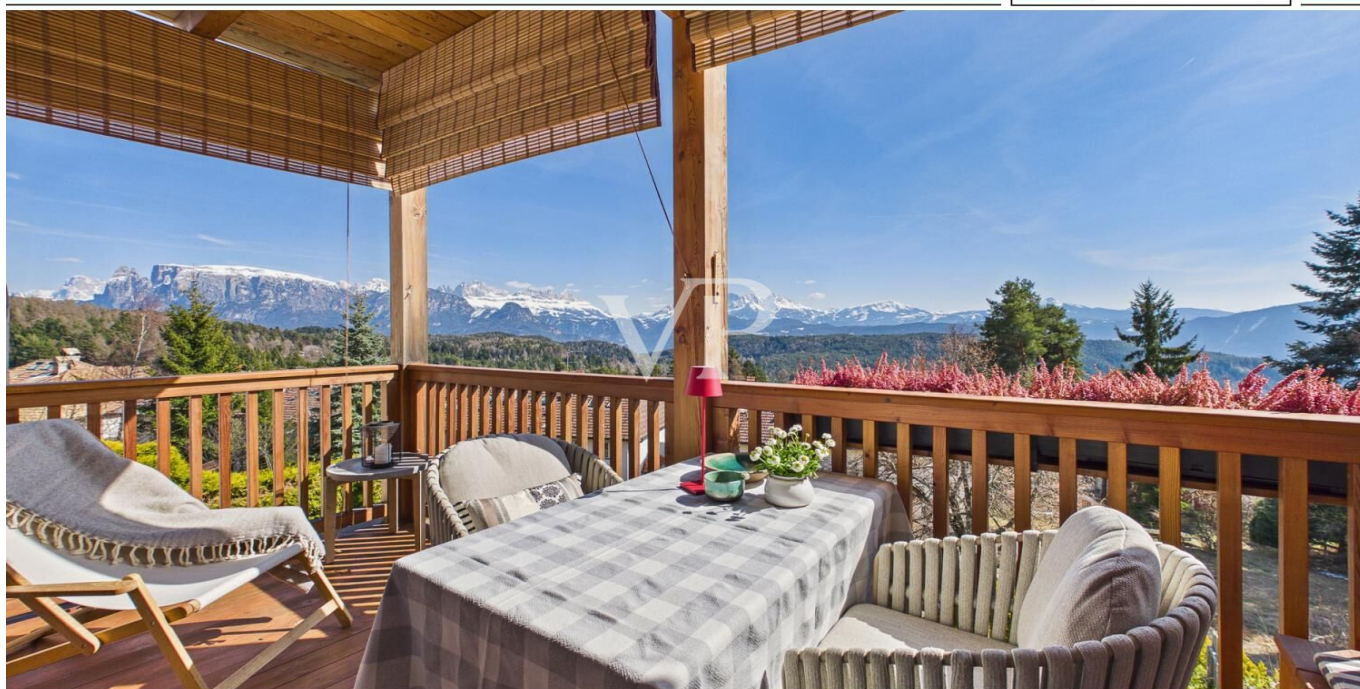


Ritten / Renon - Renon

## Elegant and bright three-bedroom apartment with panoramic views

**Property ID: IT264152924**



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

**PURCHASE PRICE: 778.000 EUR • ROOMS: 3**

**Property ID: IT264152924 - 39054 Ritten / Renon - Renon**

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

**Property ID: IT264152924 - 39054 Ritten / Renon - Renon**

## At a glance

|                      |             |
|----------------------|-------------|
| Property ID          | IT264152924 |
| Floor                | 1           |
| Rooms                | 3           |
| Bedrooms             | 2           |
| Bathrooms            | 1           |
| Year of construction | 2017        |
| Type of parking      | 2 x Garage  |

|                |                        |
|----------------|------------------------|
| Purchase Price | 778.000 EUR            |
| Commission     | Subject to commission  |
| Total Space    | ca. 120 m <sup>2</sup> |
| Usable Space   | ca. 83 m <sup>2</sup>  |
| Equipment      | Terrace                |

**Property ID: IT264152924 - 39054 Ritten / Renon - Renon**

## Energy Data

|                                |                  |
|--------------------------------|------------------|
| Type of heating                | District heating |
| Energy Source                  | Remote           |
| Energy certificate valid until | 22.05.2027       |

|                                                      |                           |
|------------------------------------------------------|---------------------------|
| Energy Certificate                                   | Energy demand certificate |
| Final Energy Demand                                  | 33.00 kWh/m²a             |
| Energy efficiency class                              | B                         |
| Year of construction according to energy certificate | 2017                      |



Property ID: IT264152924 - 39054 Ritten / Renon - Renon

## The property





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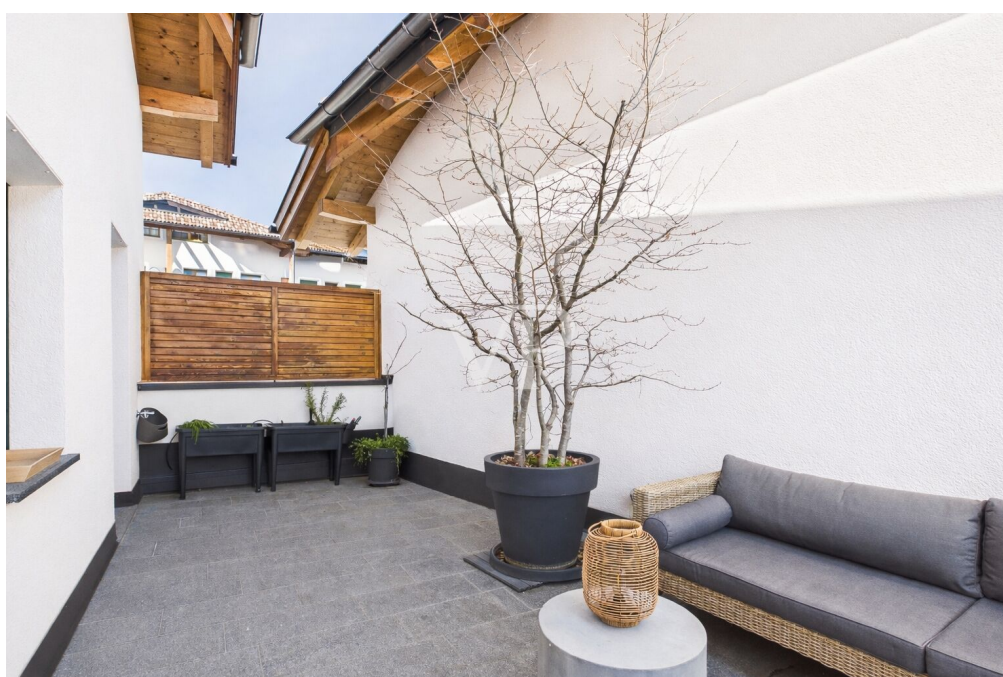
Property ID: IT264152924 - 39054 Ritten / Renon - Renon

## The property



Property ID: IT264152924 - 39054 Ritten / Renon - Renon

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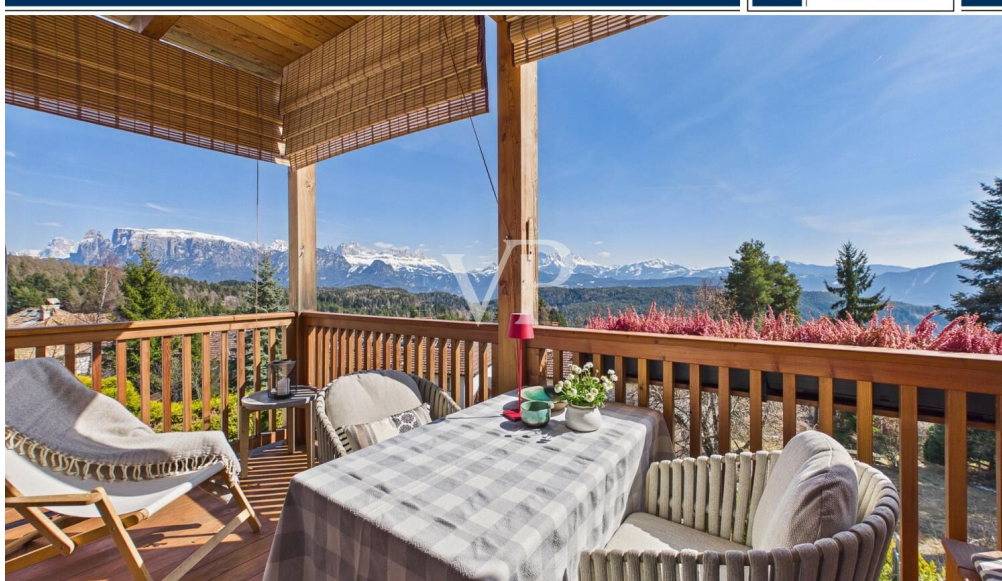
## The property





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## The property



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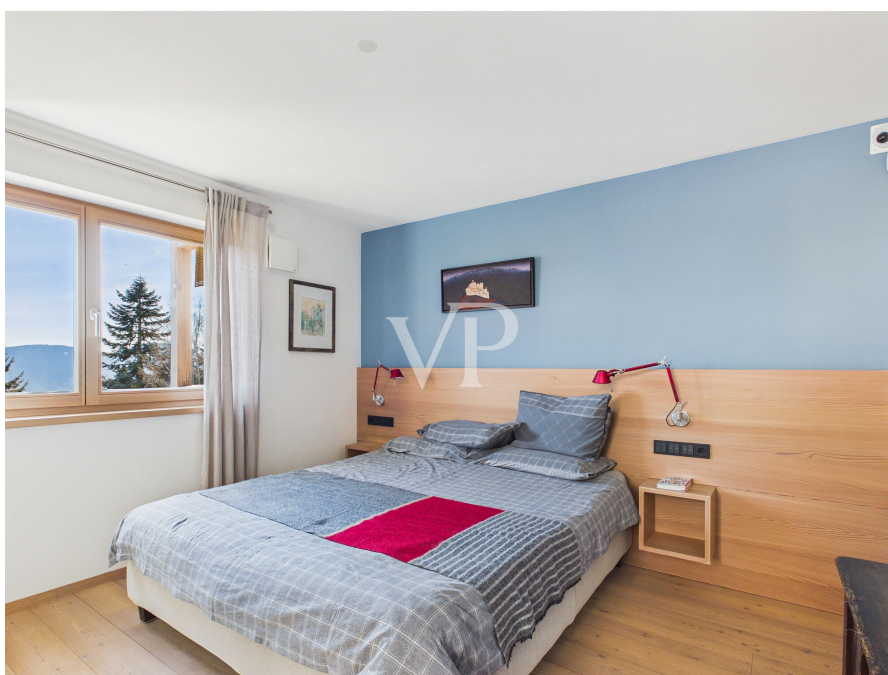
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## The property



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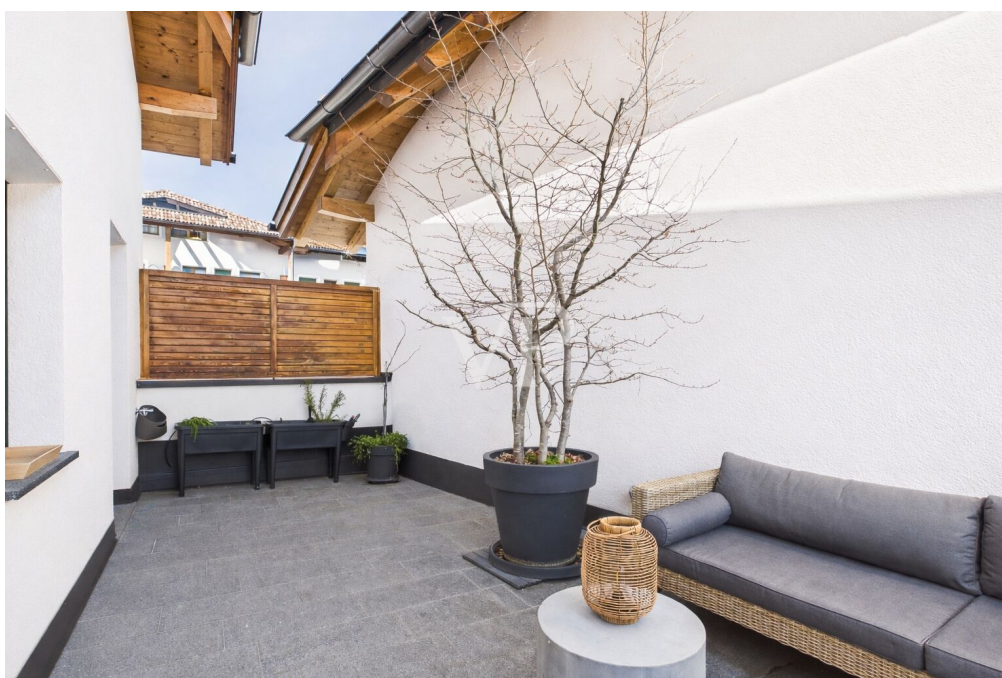
Property ID: IT264152924 - 39054 Ritten / Renon - Renon

## The property



Property ID: IT264152924 - 39054 Ritten / Renon - Renon

## The property





**Property ID: IT264152924 - 39054 Ritten / Renon - Renon**

## The property



Property ID: IT264152924 - 39054 Ritten / Renon - Renon

## 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: IT264152924 - 39054 Ritten / Renon - Renon**

## A first impression

This prestigious and elegant residential complex, built according to the highest standards CasaClima "B", guarantees an 'excellent energy efficiency and a high level of living comfort. The structure, also ensures a considerable degree of privacy. The large sliding windows and excellent exposure ensure excellent natural light throughout the day. The property is located in Renon (BZ), locality "Soprabolzano" and is on the second floor with elevator. An entrance door gives access to this beautiful real estate unit, which consists of: a comfortable entrance hall, a living room/kitchenette with access to the living balcony with panoramic views, a master bedroom with access to the terrace with panoramic views, a single bedroom with equally access to the terrace with panoramic views and a windowed master bathroom. The real estate unit is equipped with a central underfloor heating system that is operated independently with convenient individual control of the room temperature, providing a special feel-good atmosphere in all rooms. The offer is completed by a cellar and two garages.

The location is particularly strategic due to its proximity to several well-known ski resorts. The Corno del Renon ski area can be reached quickly, as can the San Martino ski area in Val Sarentino; additional winter sports destinations are easily accessible. This feature makes the property particularly attractive both as a main residence and as a second home.

Construction year 2017.

Property NOT covered by an agreement.

**Property ID: IT264152924 - 39054 Ritten / Renon - Renon**

## Details of amenities

Energy class B

Underfloor heating

Windows with double glazing

Electric aluminum shutters

Smart home system (home automation)

Alarm system

Video surveillance system (inside)

Video intercom system

Controlled living room ventilation

Wooden floors in the rooms

Tiled floors and tiling in the bathrooms

Two separate garages are included in the price



**Property ID: IT264152924 - 39054 Ritten / Renon - Renon**

## All about the location

**Oberbozen am Ritten - life where South Tyrol is at its most beautiful.**

Oberbozen is one of the most sought-after residential areas in South Tyrol - and for good reason. At an altitude of around 1,200 meters, the charming village sits enthroned on the sun-drenched Ritten high plateau and offers a living space that is second to none. Those who live here enjoy a breathtaking Alpine panorama day after day with views of the Dolomites, the Sciliar and the Adige Valley - a backdrop otherwise only seen in travel magazines.

Despite its idyllic altitude, Oberbozen has excellent urban connections. The modern Ritten cable car connects the village with the provincial capital of Bolzano and its historic old town with its southern flair, markets and fine dining in just 12 minutes. A car? You often don't need one here. The well-developed public transport system, complemented by the nostalgic Ritten narrow-gauge railroad, makes everyday life pleasantly uncomplicated.

For nature lovers and sports enthusiasts, the location is a dream: right on the doorstep is an extensive network of hiking trails through forests, alpine meadows and past the famous earth pyramids - one of the most fascinating natural spectacles in the Alps. In winter, the Rittner Horn ski area beckons with family-friendly slopes and panoramic descents, and renowned ski areas such as Reinswald in the Sarntal Valley are also just a short drive away. The local infrastructure leaves nothing to be desired: Shopping facilities for daily needs, doctors, schools and a wide range of services are all within walking distance. Culturally, the region delights with historic churches, traditional South Tyrolean festivals and a lively village community that warmly welcomes newcomers.

Oberbozen combines what many are looking for and few places can offer: alpine peace and nature, Mediterranean ease, first-class transport connections, high quality of life and the security of a location that has been steadily increasing in value for years. A location for all those who appreciate something special.

**Property ID: IT264152924 - 39054 Ritten / Renon - Renon**

## Contact partner

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

**Christian Weissensteiner**

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**E-Mail: [bozen@von-poll.com](mailto:bozen@von-poll.com)**

*To the Disclaimer of von Poll Immobilien GmbH*

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