Bolzano

Modern oasis of peace: Elegant terraced villa in a prime location in Gries-Moritzing

Property ID: IT264153041

PURCHASE PRICE: 1.290.000 EUR • LIVING SPACE: ca. 120 m^2 • ROOMS: 5

Property ID: IT264153041 - 39100 Bolzano

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

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At a glance

Property ID	IT264153041	Purchase Price	1.290.000 EUR
Living Space	ca. 120 m²	House	Terrace house
Rooms	5	Commission	Subject to commission
Bedrooms	3	Total Space	ca. 166 m²
Bathrooms	2	Equipment	Terrace
Year of construction	2017		

Property ID: IT264153041 - 39100 Bolzano

Energy Data

Type of heating	Underfloor heating
Energy Source	Air-to-water heat pump
Energy certificate valid until	20.08.2027
Power Source	Air-to-water heat pump

Energy Certificate	Energy demand certificate
Final Energy Demand	20.00 kWh/m²a
Energy efficiency class	A
Year of construction according to energy certificate	2017

Property ID: IT264153041 - 39100 Bolzano

The property

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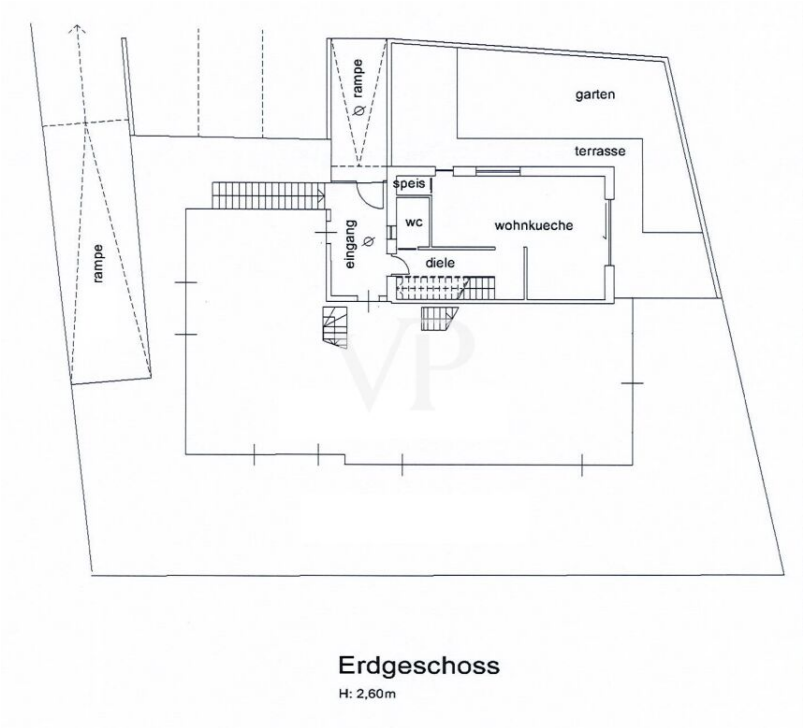
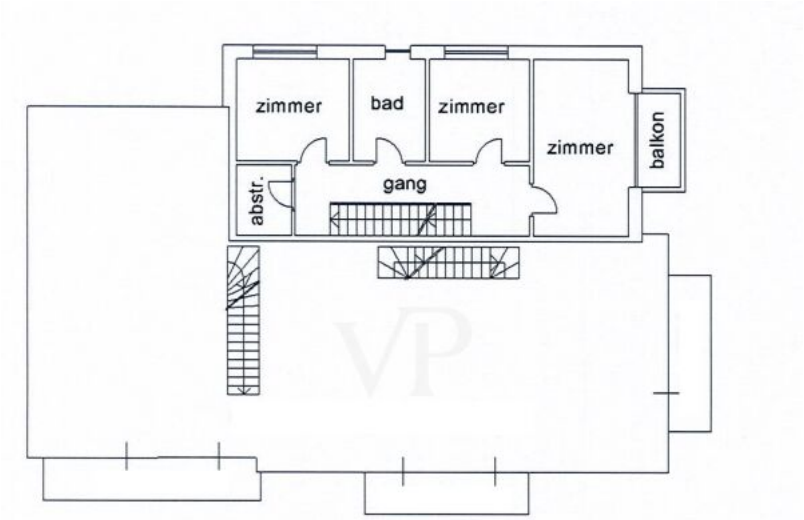
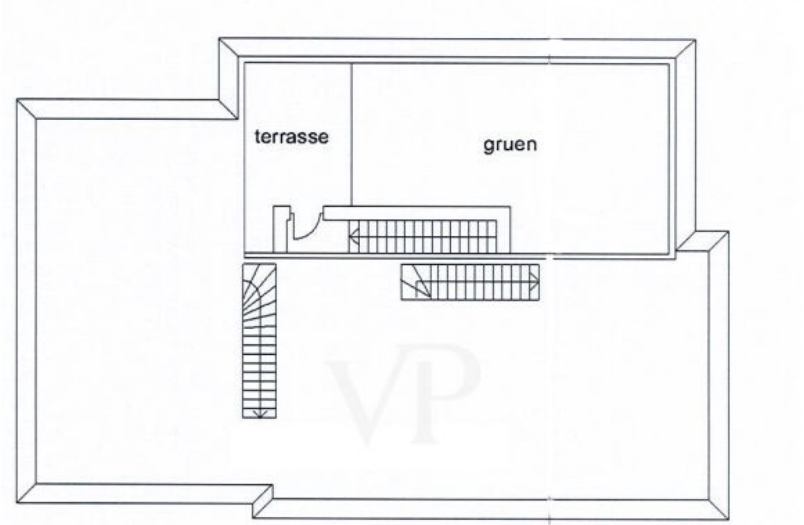
Floor plans





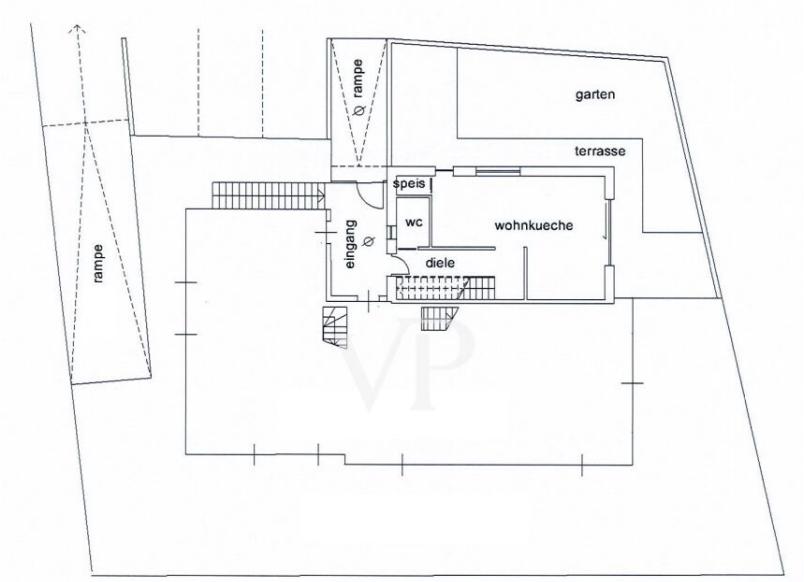
1. Obergeschoss

H: 2,60m

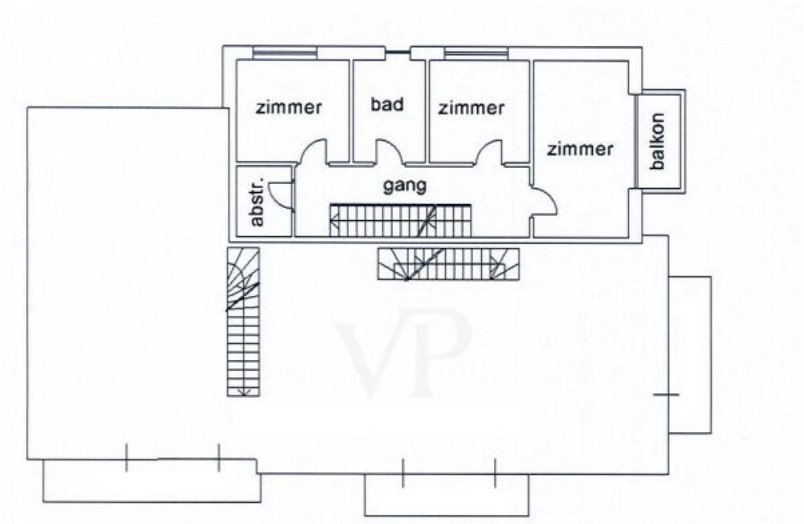


2. Obergeschoss
(Dachgeschoss)

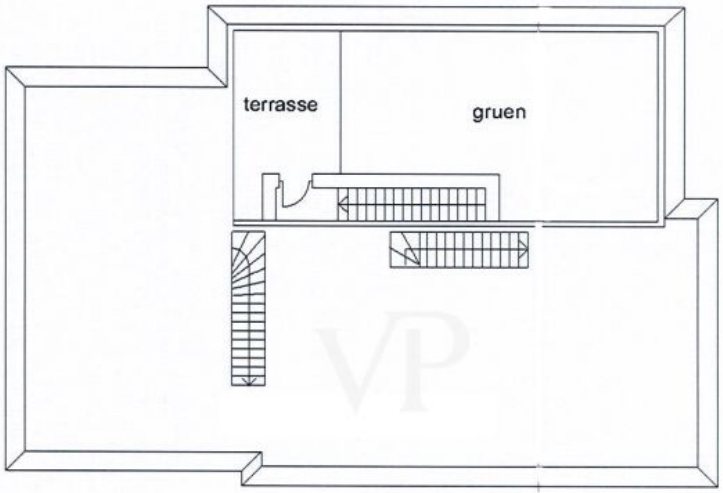
H: 0,00 + 2,30m



Erdgeschoss
H: 2,60m



1. Obergeschoss
H: 2,60m



2. Obergeschoss
(Dachgeschoss)

H: 0,00 + 2,30m

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 and modern terraced villa was built to the highest Klimahaus A standards and boasts excellent energy efficiency and maximum living comfort. The property, which is surrounded by green spaces, also offers a high degree of privacy.

The entrance area on the first floor leads directly into the spacious living and dining area with access to the private garden. Large sliding window fronts and the optimal orientation ensure a bright and friendly atmosphere throughout the day. The garden and terrace create a peaceful and inviting ambience - ideal for relaxing with family and friends. This level is complemented by a guest WC and a practical storage room.

An internal staircase leads to the upper floor with the sleeping area, consisting of a master bedroom with a private balcony, two spacious single bedrooms, a study and a daylight bathroom.

The property has central underfloor heating with individual temperature control in every room, ensuring maximum living comfort in all areas.

The internal staircase also leads to the roof terrace with impressive 360° panoramic views.

The offer is rounded off by a double garage with automatic door and a cellar room.

Built in 2017, the property impresses with its high-quality fittings and state-of-the-art technology.

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Details of amenities

Automated exterior gate, Video intercom, Home automation system, Alarm system, automated irrigation, underfloor heating, heat pump, triple-glazed windows, automated garage lighting, etc.

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All about the location

This elegant property is located in the Gries-Moritzing zone near Bolzano, an extremely quiet residential area surrounded by greenery, exclusive villas and centuries-old trees. The historic old town of Bolzano is only around 5 km away, while the Bolzano Sud highway exit is easily accessible in around 7 km.

The strategically favorable location as well as the proximity to the Mendel Pass, Lake Kaltern and the surrounding cable cars offer numerous leisure and recreational opportunities at any time of year.

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Contact partner

For further information, please contact your contact person:

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