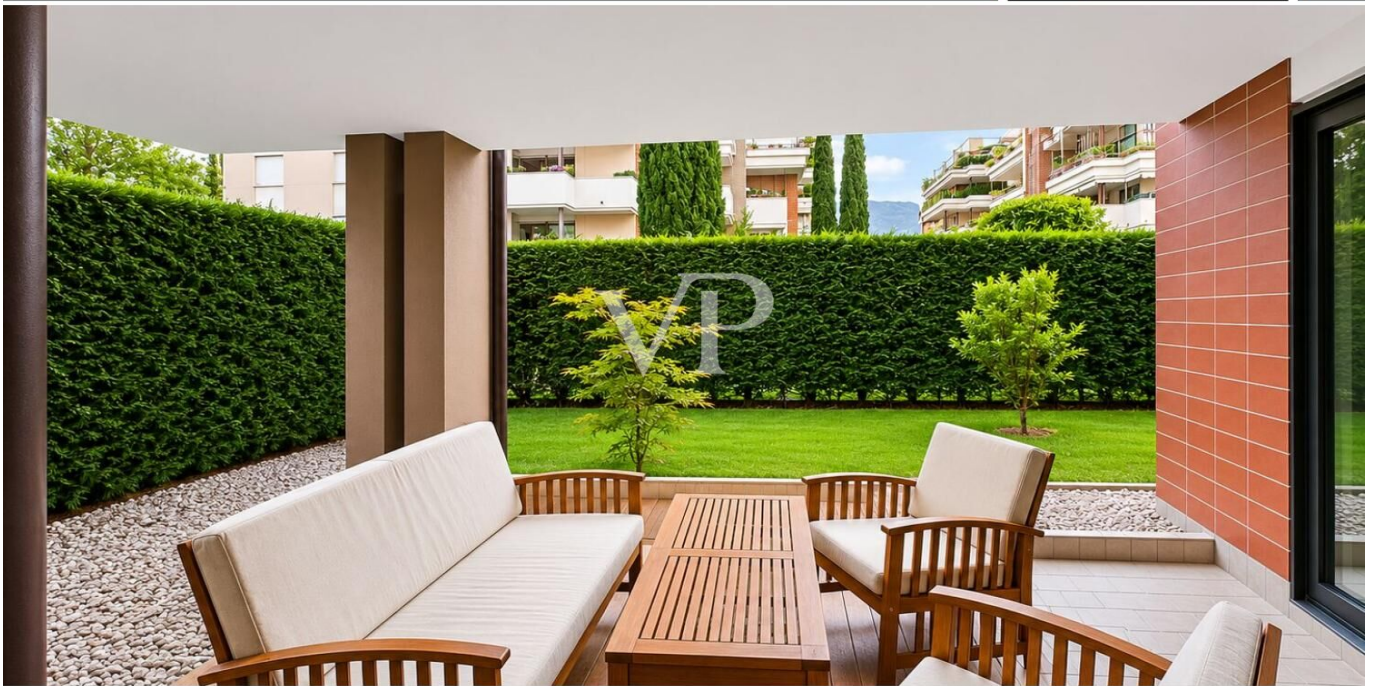


Laives

# Elegant three-room apartment with private garden in Garden Village

Property ID: IT264153057



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

**PURCHASE PRICE: 425.000 EUR • LIVING SPACE: ca. 61 m<sup>2</sup> • ROOMS: 3**

**Property ID: IT264153057 - 39055 Laives**

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- **Energy Data**
- **Floor plans**
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Property ID: IT264153057 - 39055 Laives

## At a glance

Property ID	IT264153057	Purchase Price	425.000 EUR
Living Space	ca. 61 m <sup>2</sup>	Commission	Subject to commission
Rooms	3	Total Space	ca. 86 m <sup>2</sup>
Bedrooms	2	Equipment	Terrace
Bathrooms	1		
Year of construction	2004		
Type of parking	1 x Garage, 35000 EUR (Sale)		

Property ID: IT264153057 - 39055 Laives

## Energy Data

Energy Source	Gas	Energy Certificate	Energy demand certificate
Energy certificate valid until	20.07.2034	Final Energy Demand	70.00 kWh/m <sup>2</sup> a
Power Source	Gas	Energy efficiency class	C

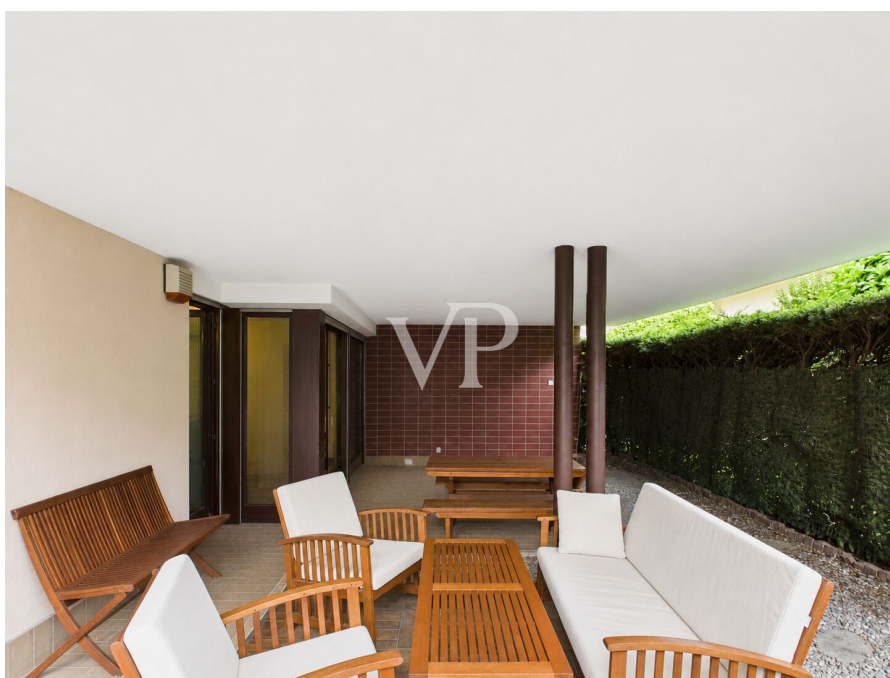
Property ID: IT264153057 - 39055 Laives

## The property



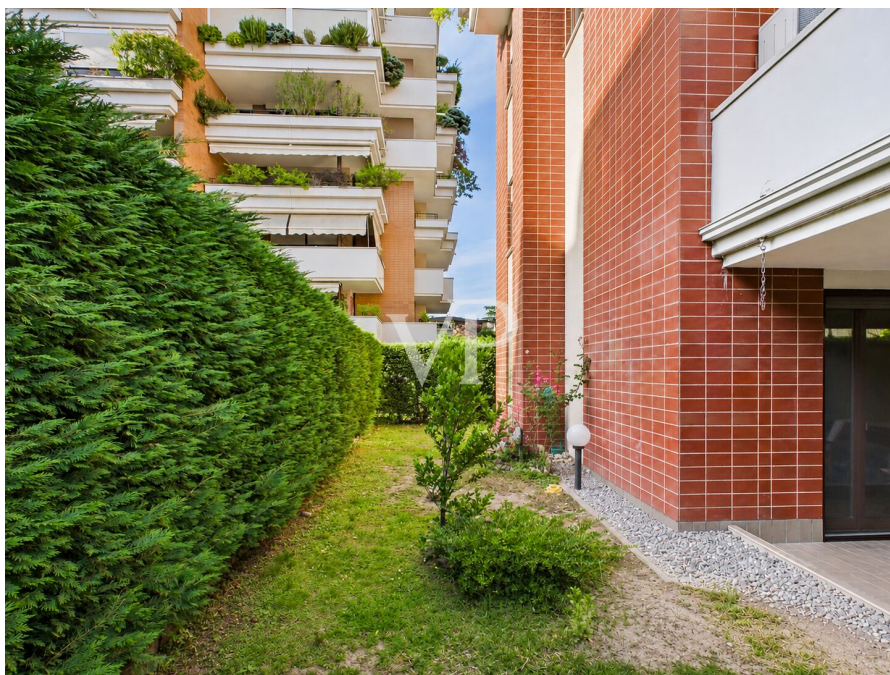
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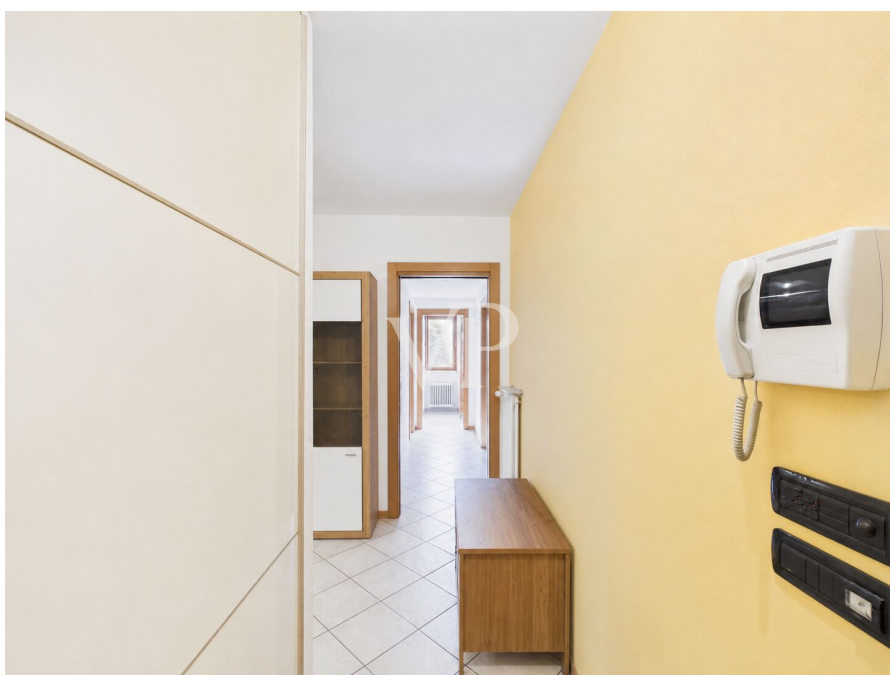
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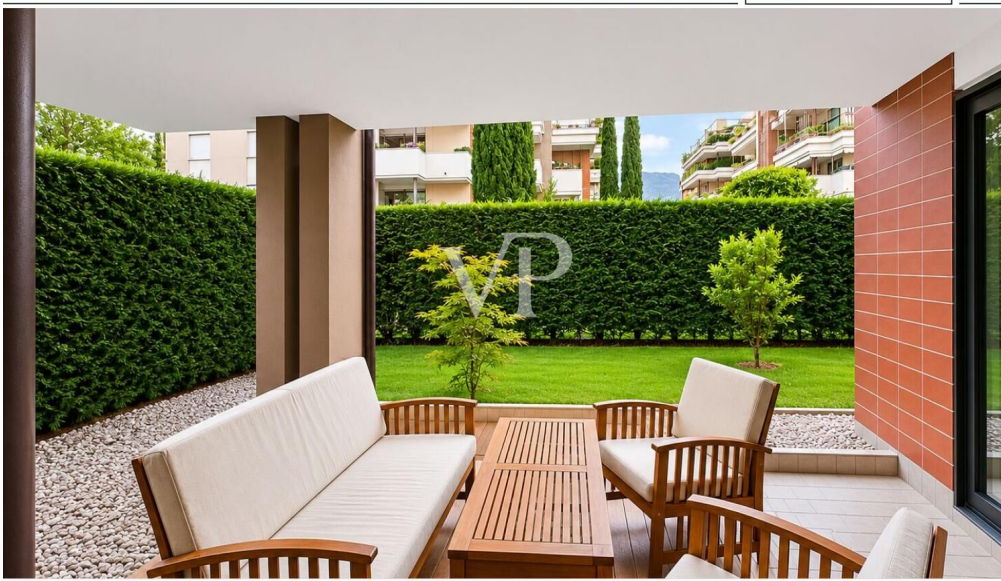
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## The property



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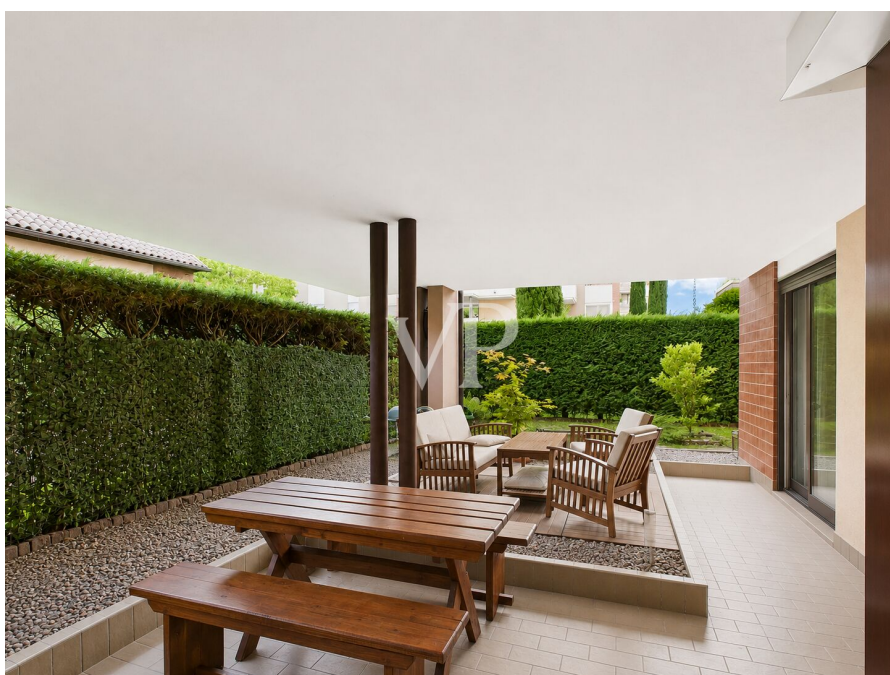


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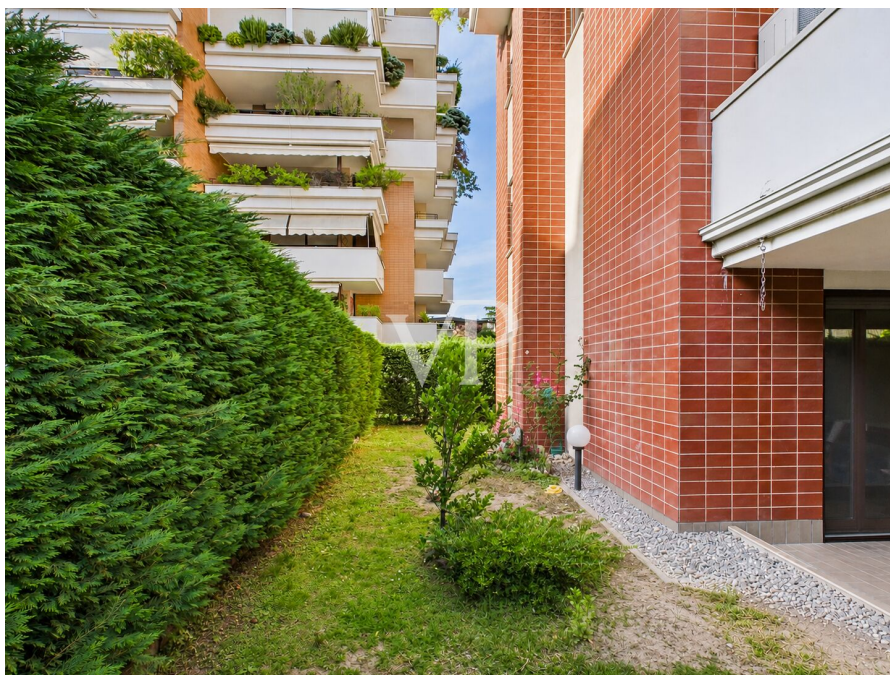
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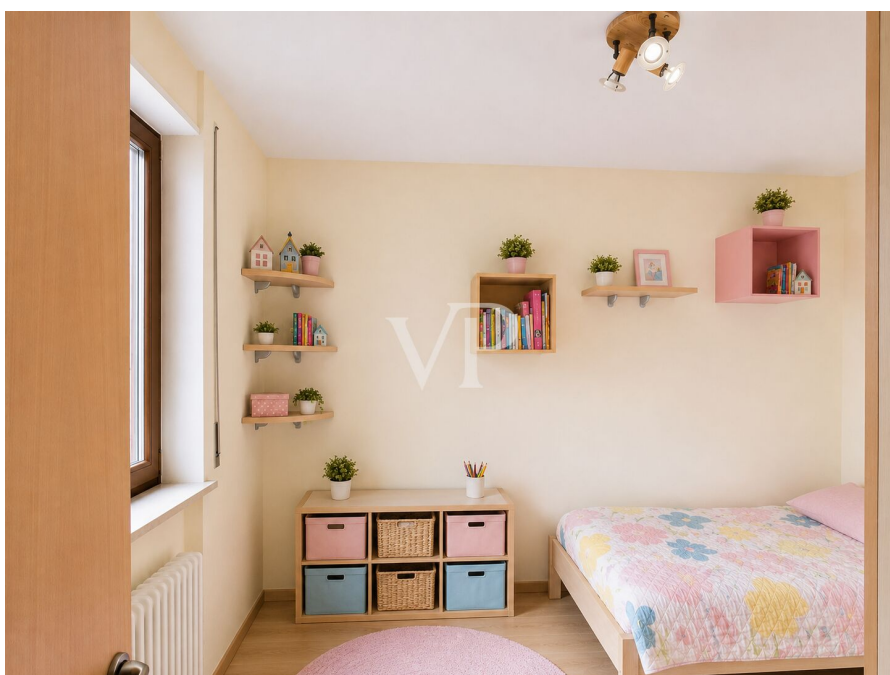
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## The property



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## The property



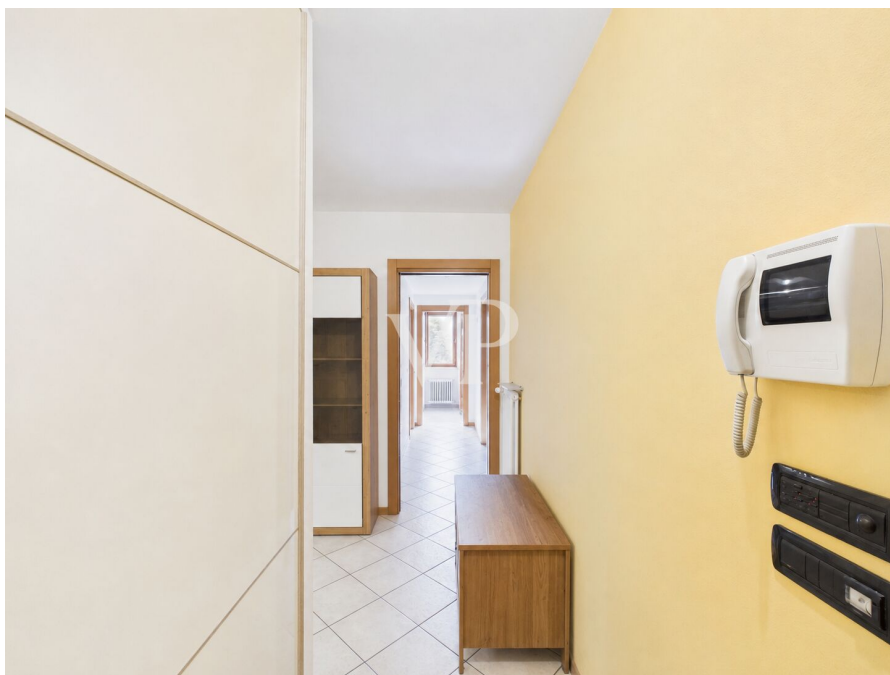
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## The property



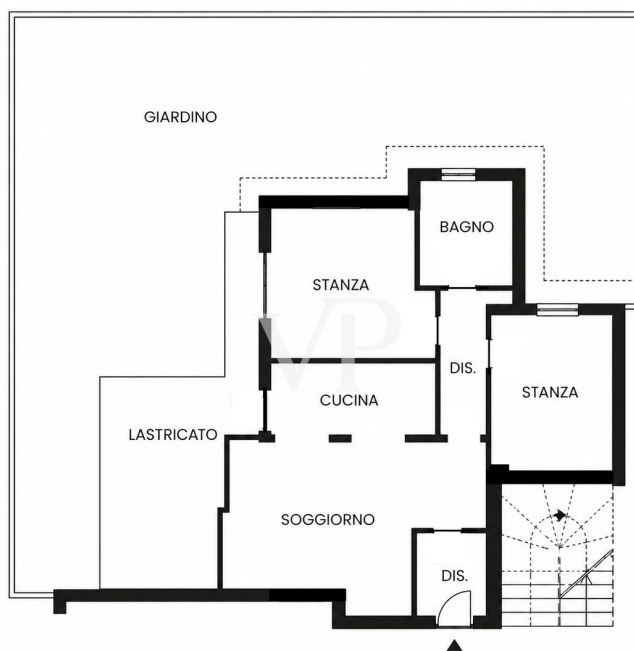
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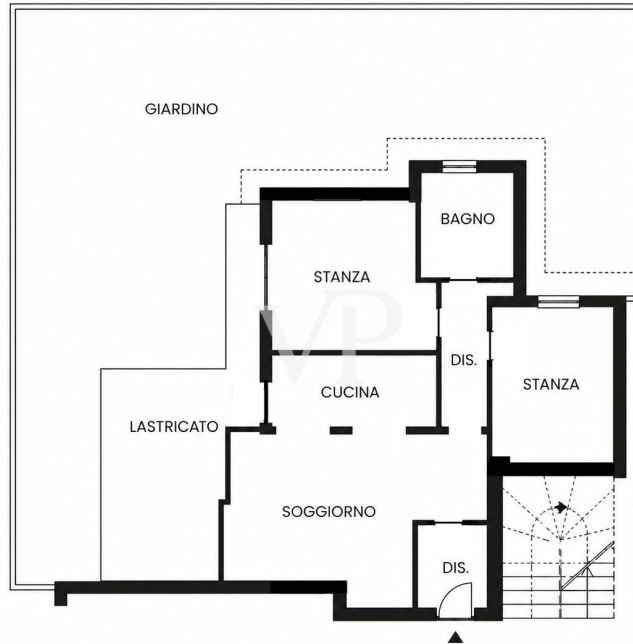
## The property



Property ID: IT264153057 - 39055 Laives

## 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: IT264153057 - 39055 Laives**

## **A first impression**

This prestigious residential complex, built according to the highest standards CasaClima "C", guarantees an 'excellent energy efficiency and a high level of living comfort. The structure, also ensures a considerable degree of privacy. The property is located In Max Valier Street, in the renowned Garden Village complex, and is located on the ground floor with a garden. A front door gives access to this magnificent three-bedroom apartment, consisting of: a comfortable entrance hall, a living room/kitchenette with direct access to the garden, which, thanks to the large sliding glass windows, offers greater breadth to the living area. The garden and terrace create a relaxing and cozy environment, ideal for spending pleasant moments with family or friends. A master bedroom with access to the garden, a single bedroom and a windowed master bathroom. The property unit is equipped with a central heating system that is operated independently with convenient individual control of room temperature, providing a special atmosphere of well-being in all rooms. The offer is completed by a garage box (EXTRA Euro 35,000.00) and a cellar. All reachable by stairs or elevator.

**Construction year 2004**

**Property ID: IT264153057 - 39055 Laives**

## **All about the location**

The property is located in via Max Valier, in the Garden Village residential complex, in the municipality of Laives - BZ, in an inner and quiet area of the city. The strategic location of this property allows you to get to the center of Bolzano in a few minutes. the connection to public transport is very direct and convenient, thanks to the bus stop located just a few meters from the property.

**Property ID: IT264153057 - 39055 Laives**

## 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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