

Laives

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

**Property ID: IT264153057**



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

**Property ID: IT264153057 - 39055 Laives**

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**Property ID: IT264153057 - 39055 Laives**

## At a glance

|                      |                                 |
|----------------------|---------------------------------|
| Property ID          | IT264153057                     |
| Living Space         | ca. 61 m <sup>2</sup>           |
| Rooms                | 3                               |
| Bedrooms             | 2                               |
| Bathrooms            | 1                               |
| Year of construction | 2004                            |
| Type of parking      | 1 x Garage, 35000<br>EUR (Sale) |

|                |                       |
|----------------|-----------------------|
| Purchase Price | 425.000 EUR           |
| Type           | Apartment             |
| Commission     | Subject to commission |
| Total Space    | ca. 86 m <sup>2</sup> |
| Equipment      | Terrace               |

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## Energy Data

|                                |            |
|--------------------------------|------------|
| Energy Source                  | Gas        |
| Energy certificate valid until | 20.07.2034 |
| Power Source                   | Gas        |

|                         |                           |
|-------------------------|---------------------------|
| Energy Certificate      | Energy demand certificate |
| Final Energy Demand     | 70.00 kWh/m²a             |
| Energy efficiency class | C                         |

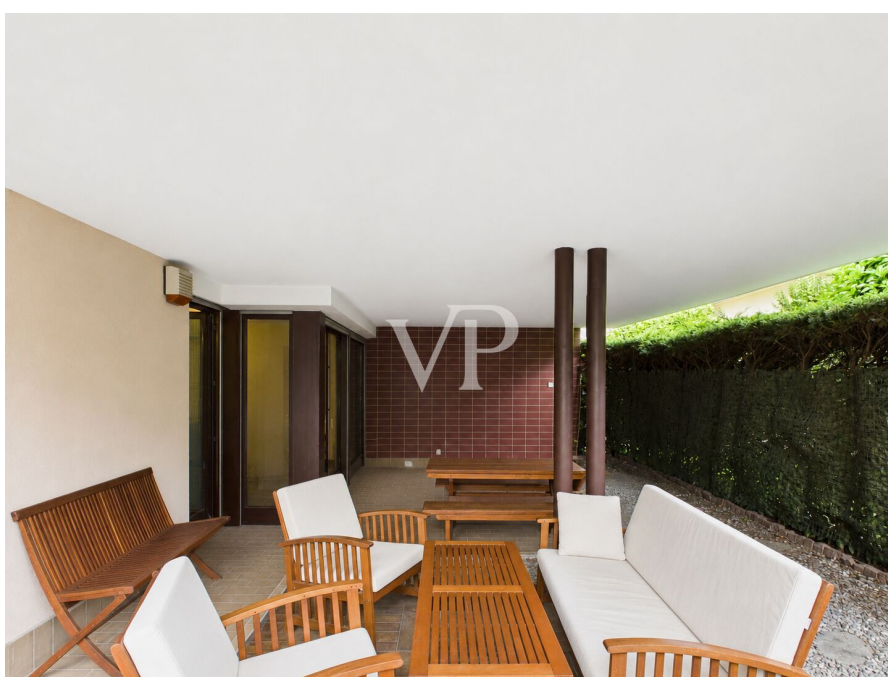
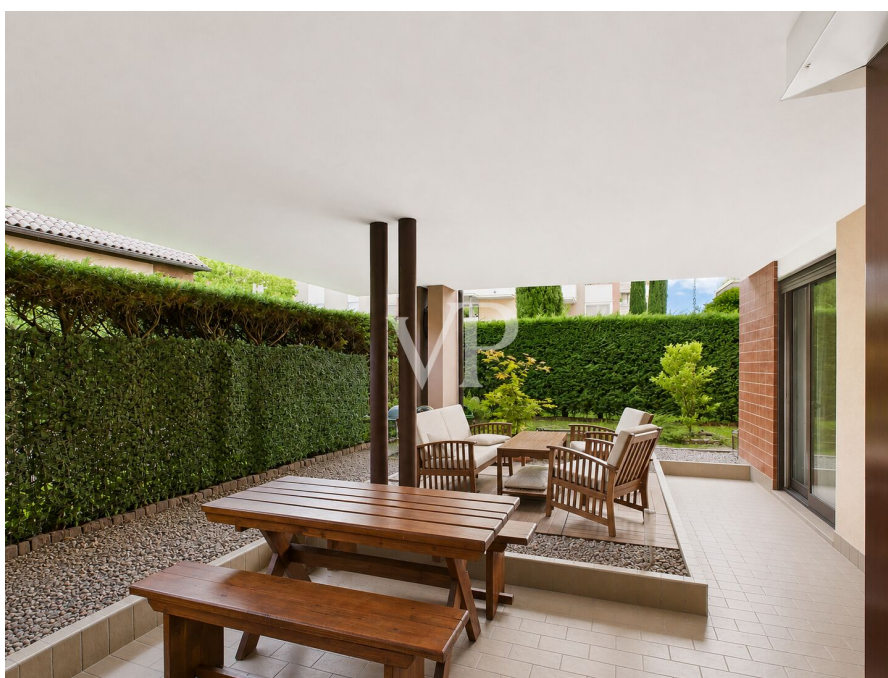
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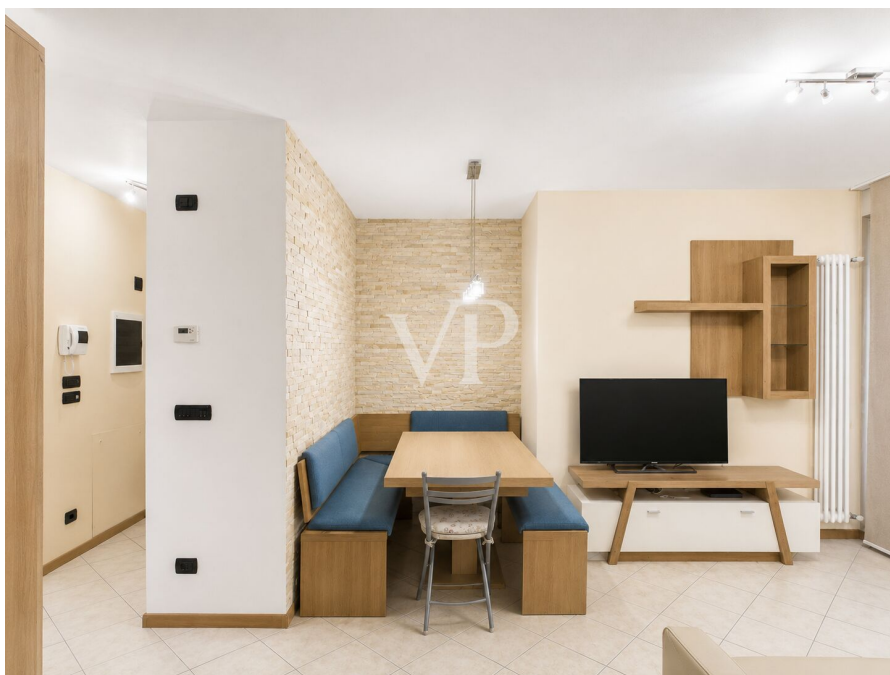
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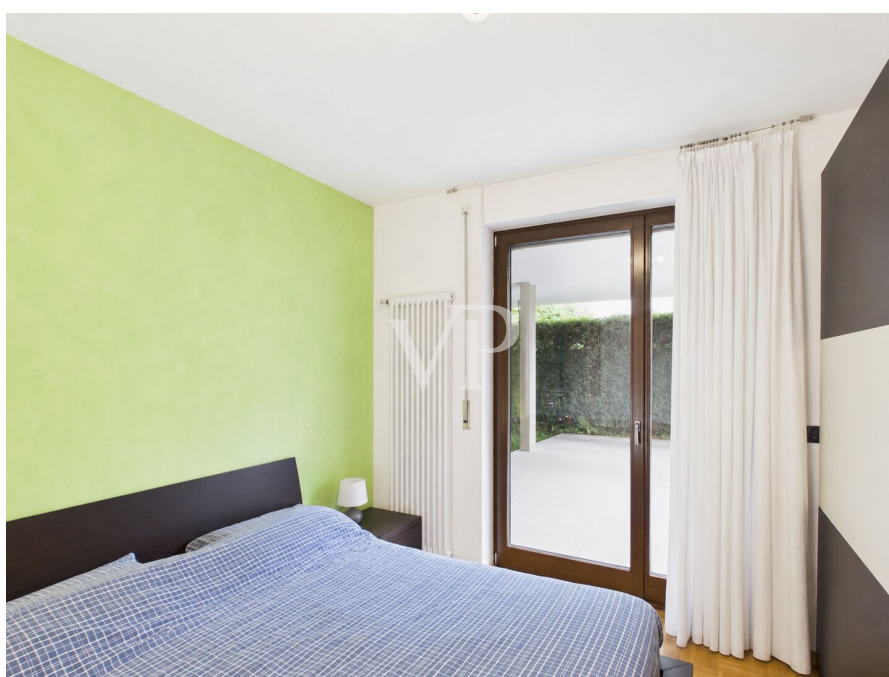
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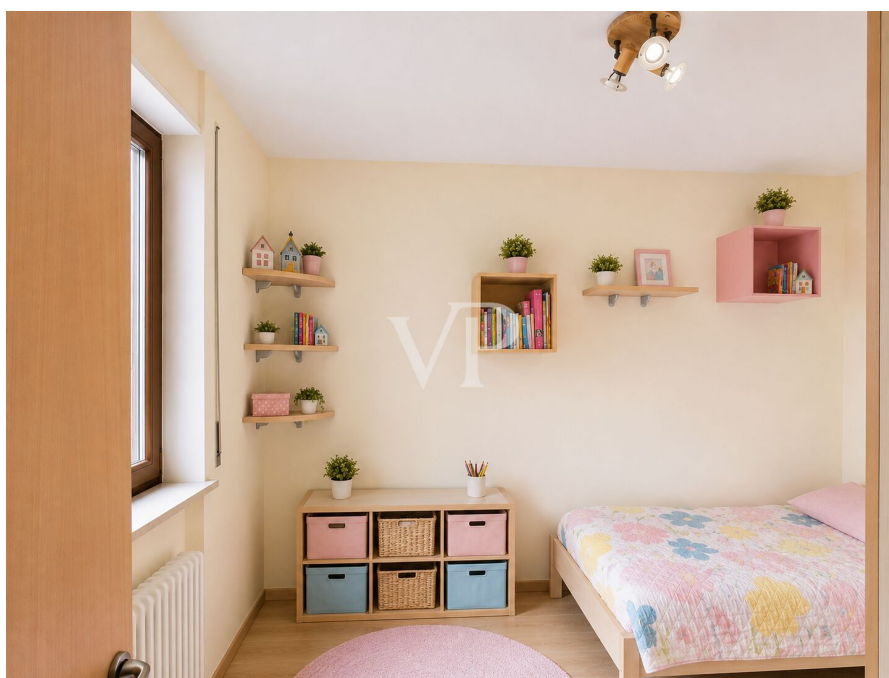
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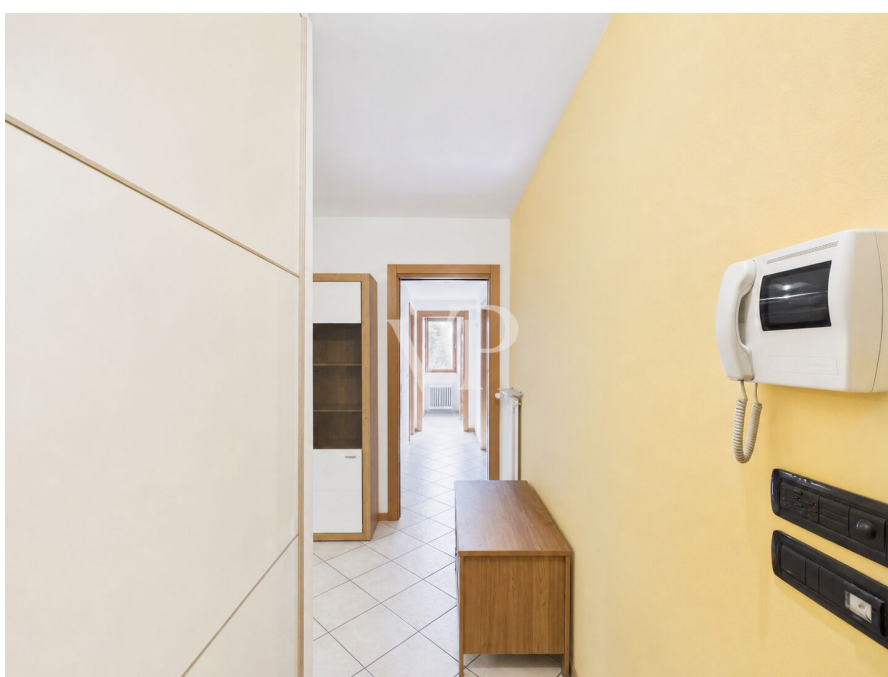
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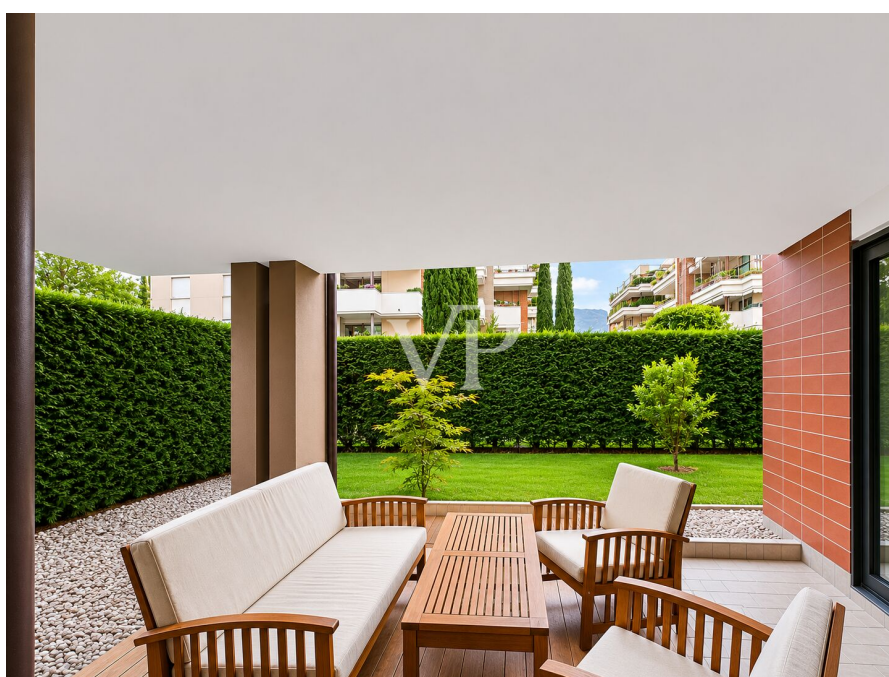


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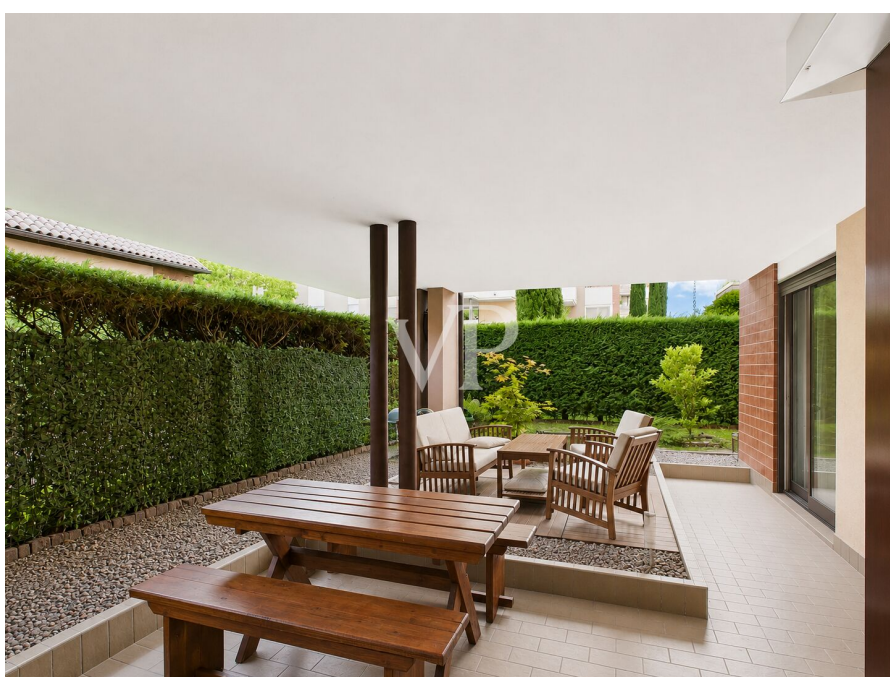


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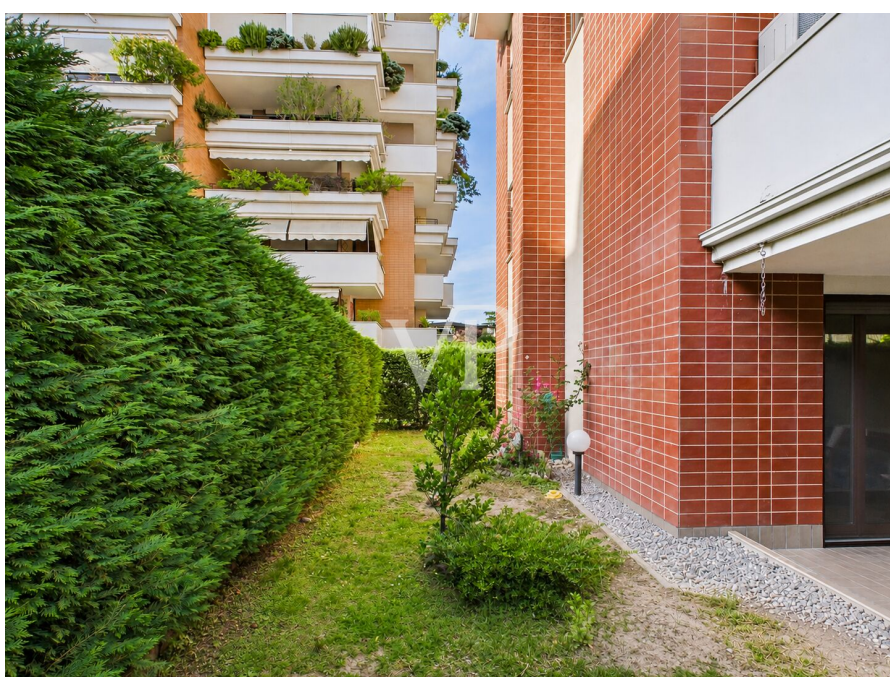
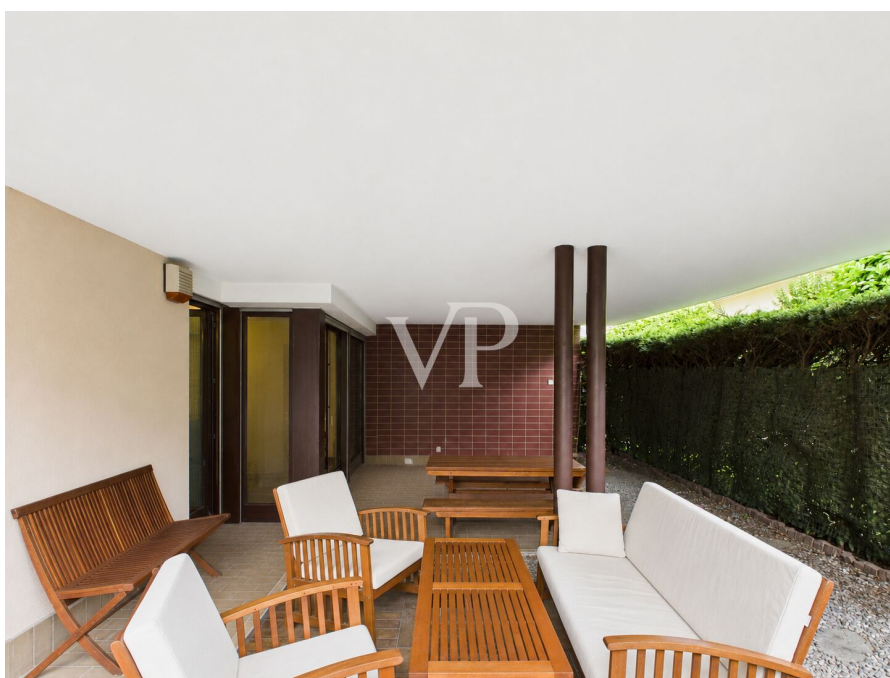
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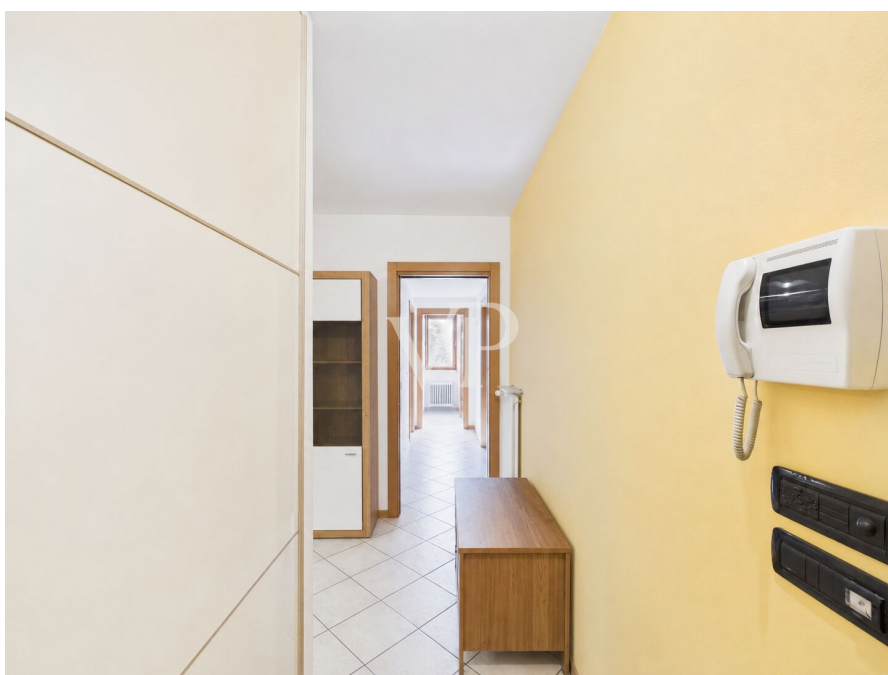
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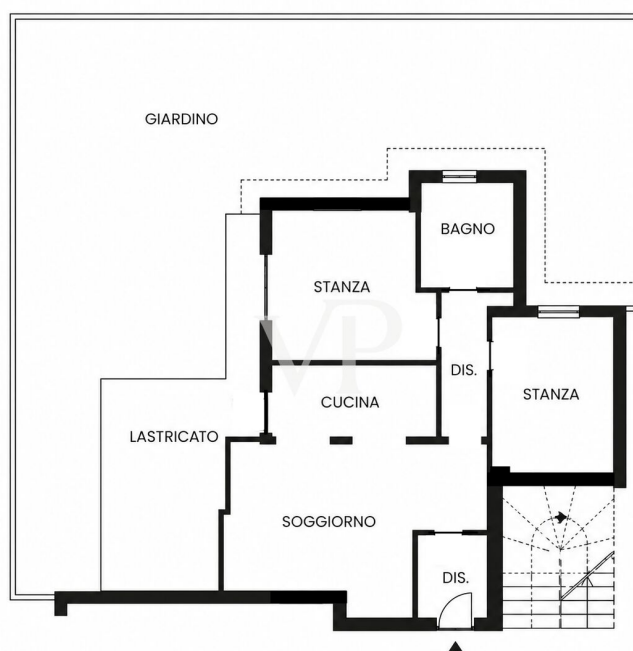
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## The property



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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 "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

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## **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.

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## Contact partner

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

**Christian Weissensteiner**

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