

Laives

Elegant three-room apartment with private garden in Garden Village

Property ID: IT264153057



www.von-poll.it

PURCHASE PRICE: 425.000 EUR • LIVING SPACE: ca. 61 m² • ROOMS: 3

Property ID: IT264153057 - 39055 Laives

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

Property ID: IT264153057 - 39055 Laives

At a glance

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

Purchase Price	425.000 EUR
Type	Apartment
Commission	Subject to commission
Total Space	ca. 86 m ²
Equipment	Terrace

Property ID: IT264153057 - 39055 Laives

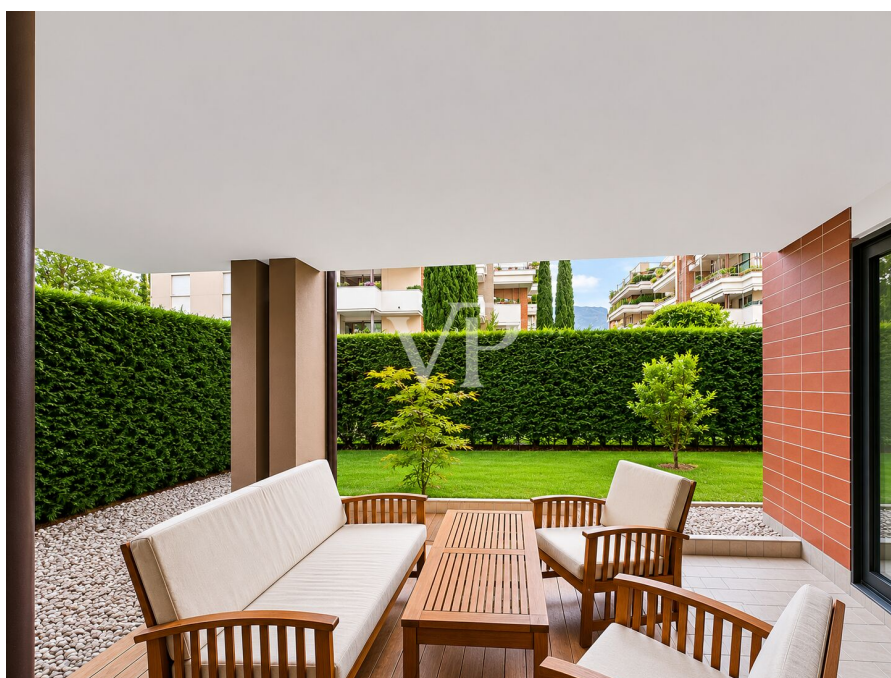
Energy Data

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

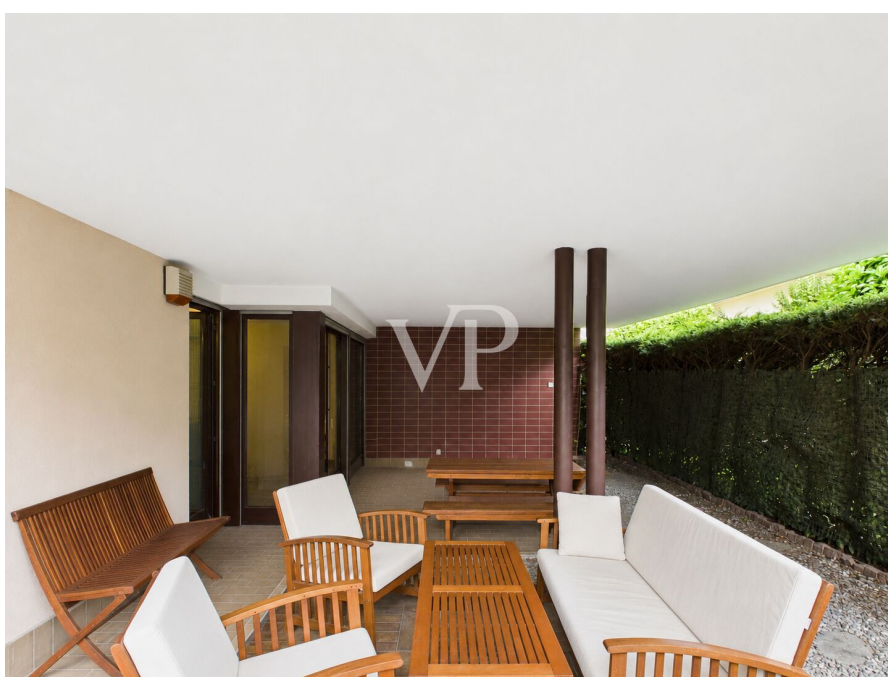
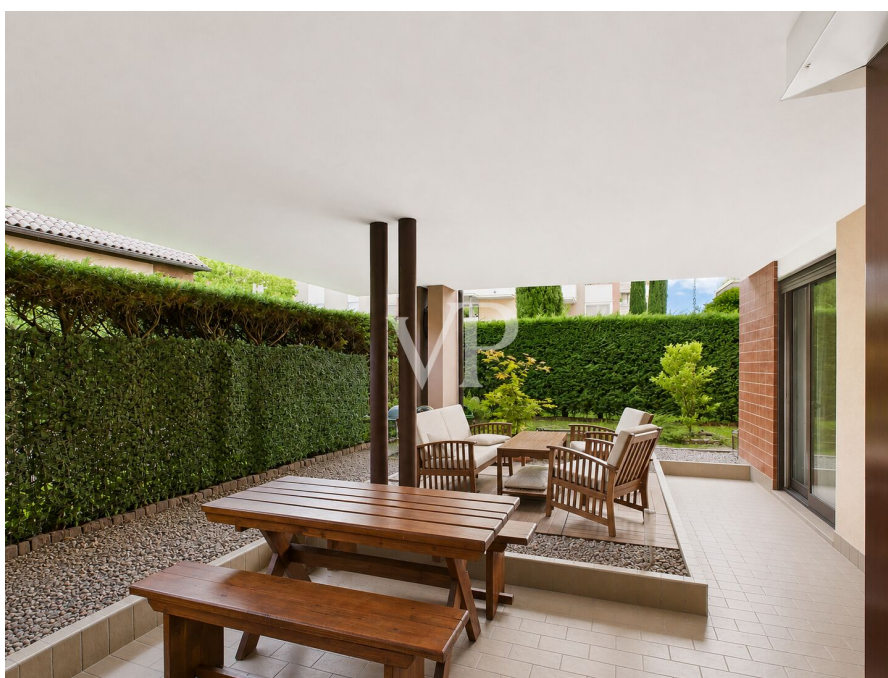
Property ID: IT264153057 - 39055 Laives

The property



Property ID: IT264153057 - 39055 Laives

The property



Property ID: IT264153057 - 39055 Laives

The property



Property ID: IT264153057 - 39055 Laives

The property



Property ID: IT264153057 - 39055 Laives

The property



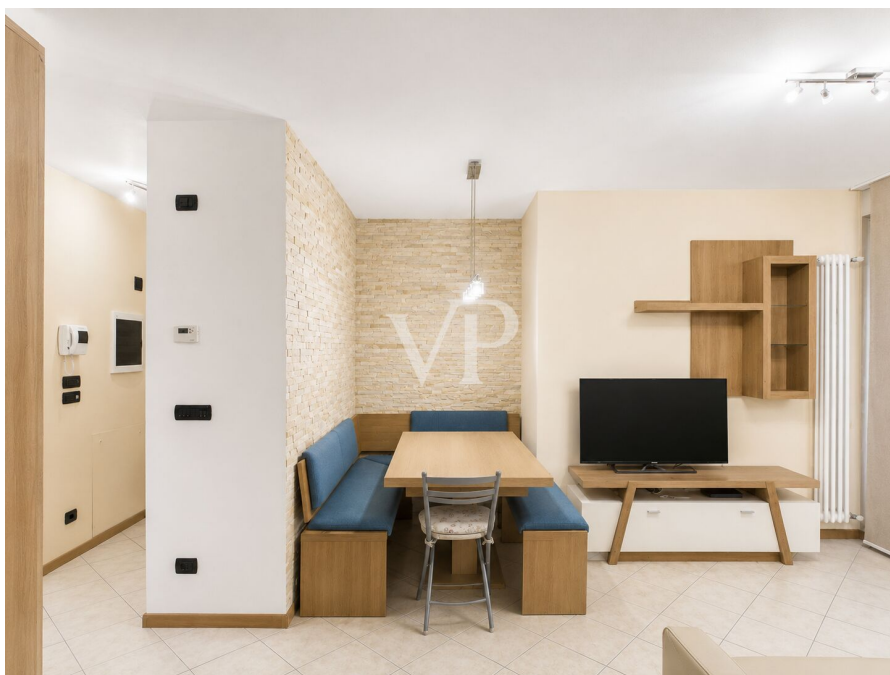
Property ID: IT264153057 - 39055 Laives

The property



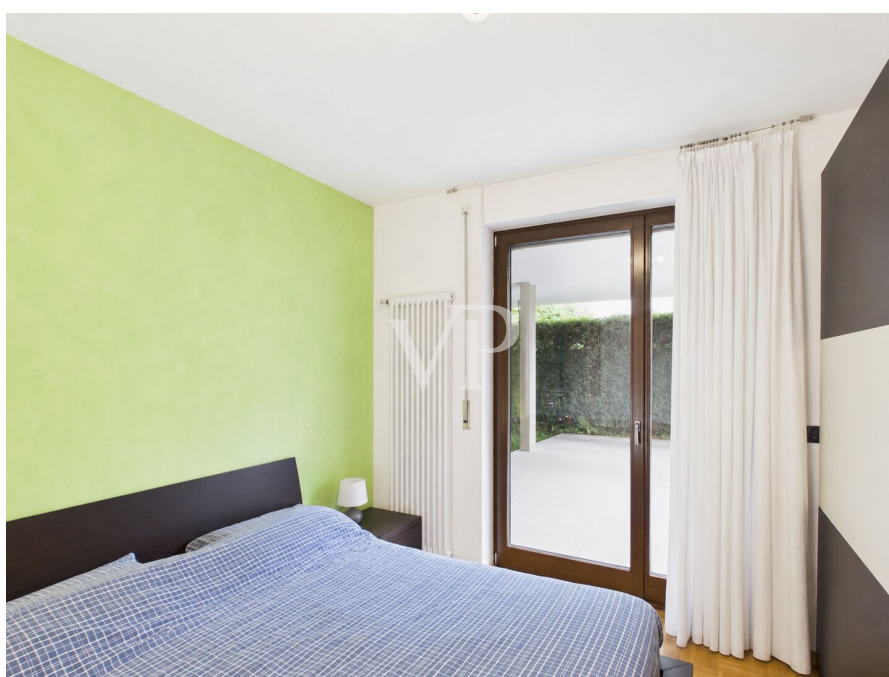
Property ID: IT264153057 - 39055 Laives

The property



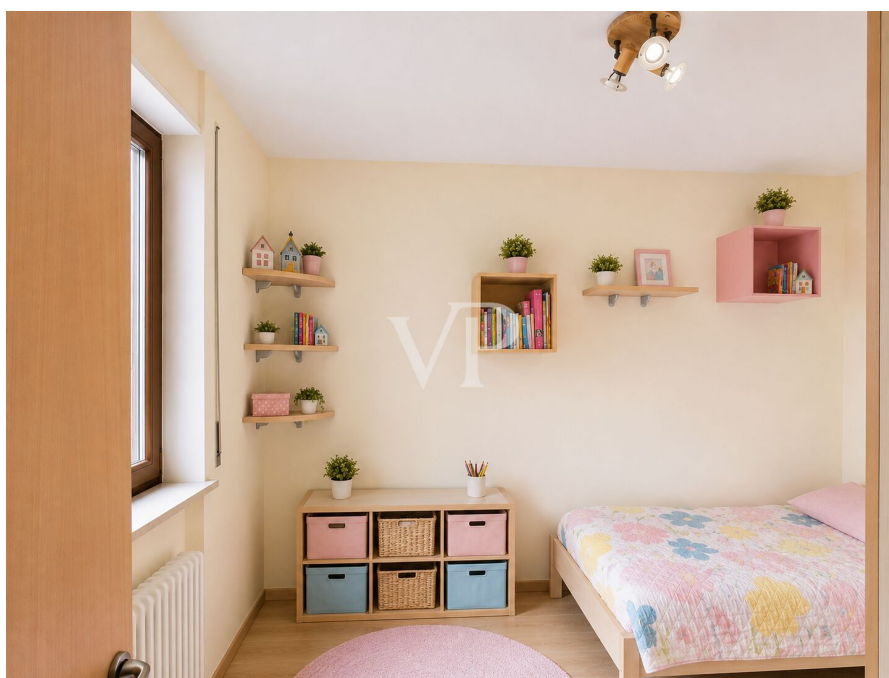
Property ID: IT264153057 - 39055 Laives

The property



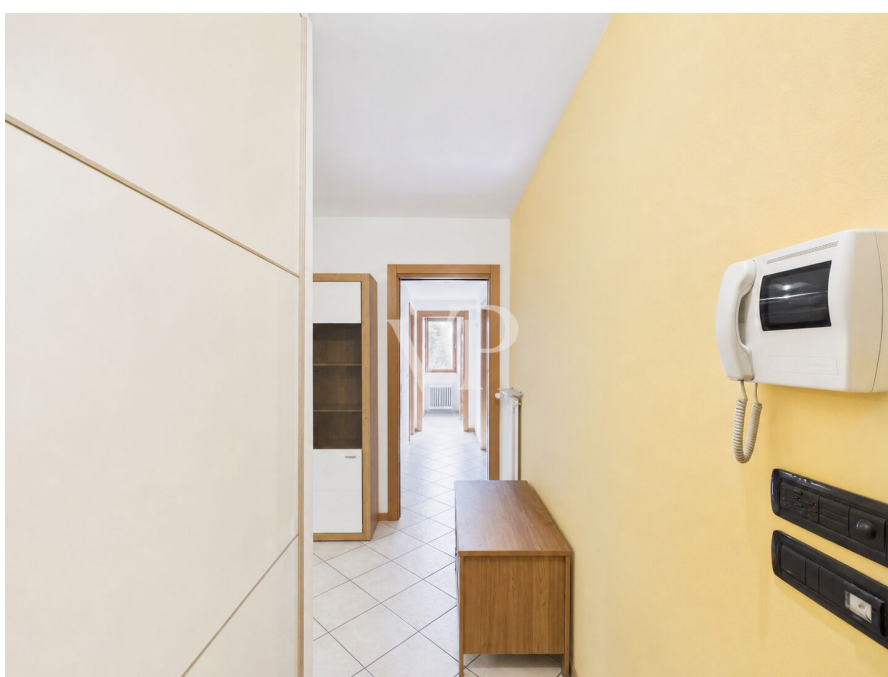
Property ID: IT264153057 - 39055 Laives

The property



Property ID: IT264153057 - 39055 Laives

The property



Property ID: IT264153057 - 39055 Laives

The property

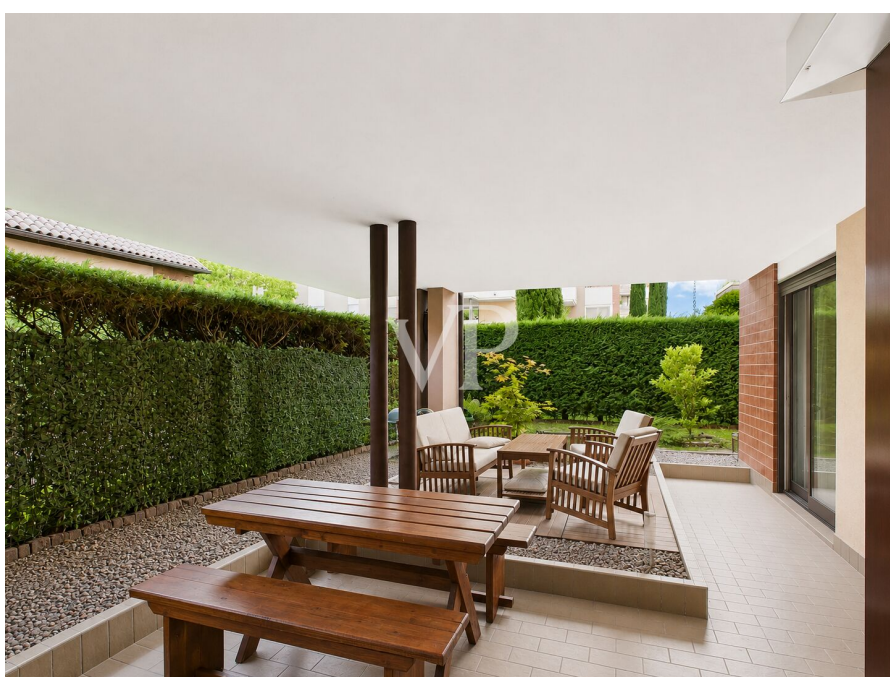


www.von-poll.it



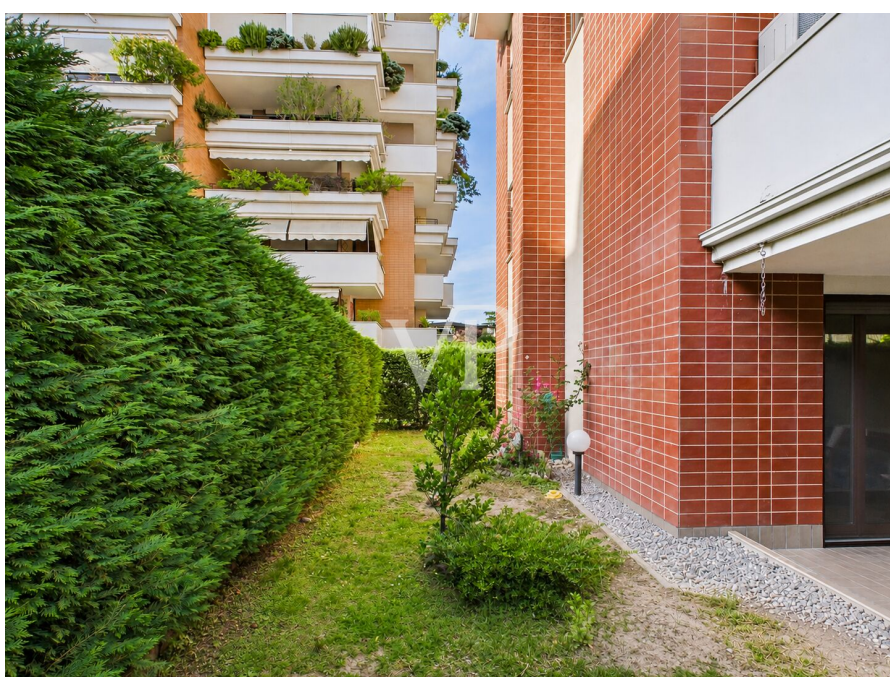
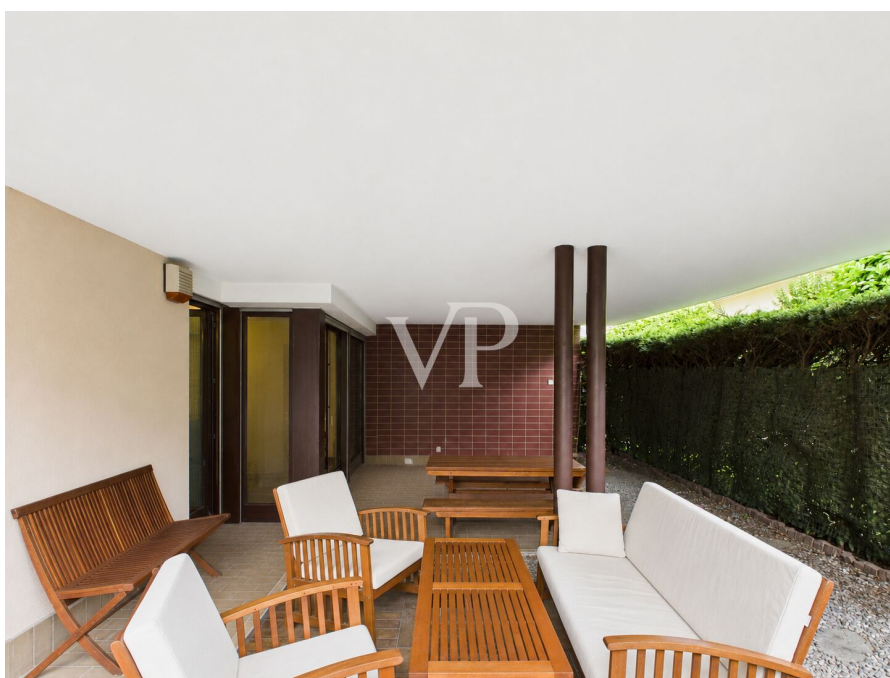
Property ID: IT264153057 - 39055 Laives

The property



Property ID: IT264153057 - 39055 Laives

The property



Property ID: IT264153057 - 39055 Laives

The property



Property ID: IT264153057 - 39055 Laives

The property



Property ID: IT264153057 - 39055 Laives

The property



Property ID: IT264153057 - 39055 Laives

The property



Property ID: IT264153057 - 39055 Laives

The property



Property ID: IT264153057 - 39055 Laives

The property



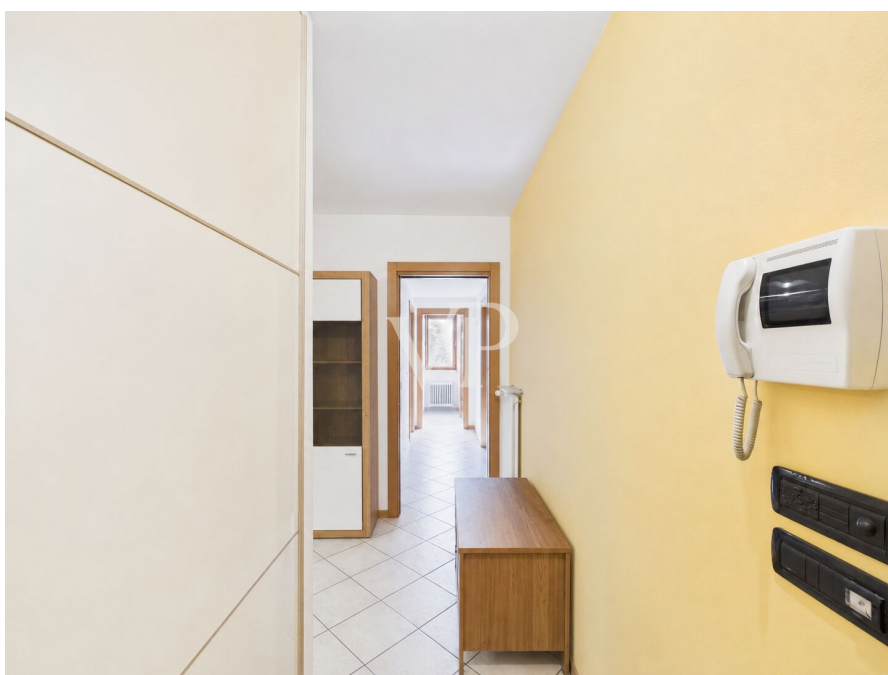
Property ID: IT264153057 - 39055 Laives

The property



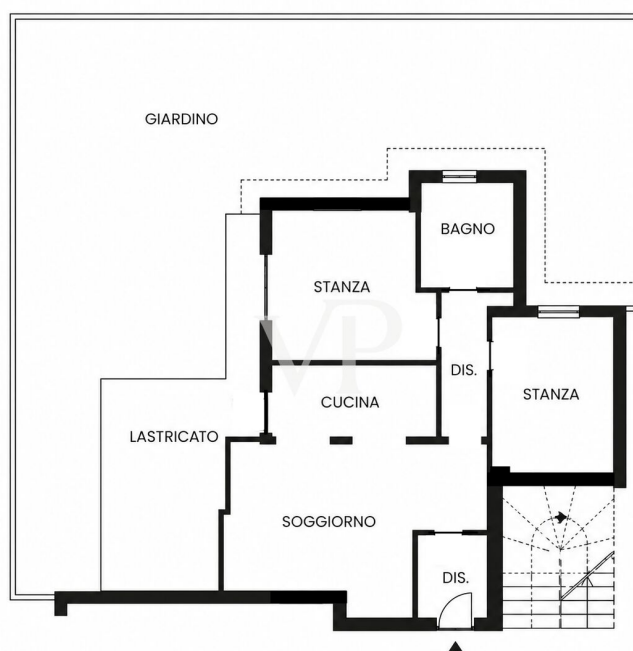
Property ID: IT264153057 - 39055 Laives

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

Drususallee 265/Viale Druso 265, 39100 Bozen/Bolzano (BZ)

Tel.: +39 0471 20 90 20

E-Mail: bozen@von-poll.com

To the Disclaimer of von Poll Immobilien GmbH

www.von-poll.com