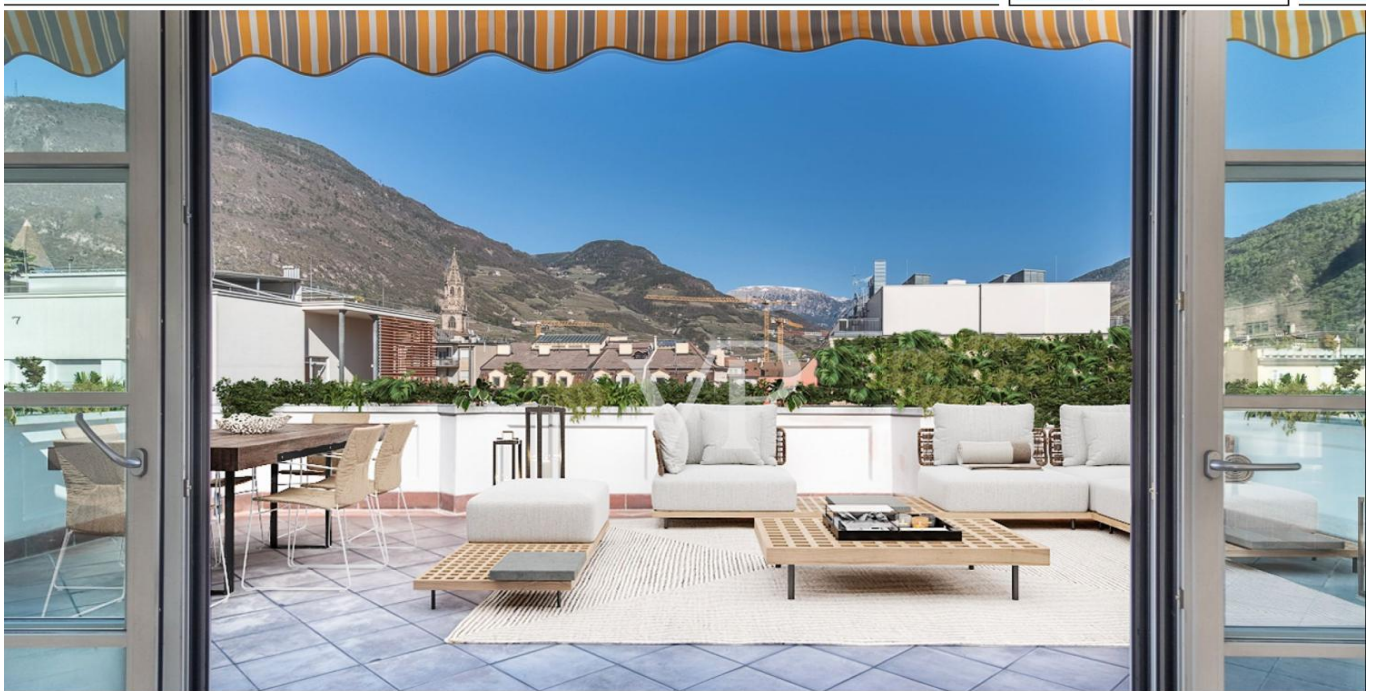


**Bolzano**

# Impressive penthouse in the historic center of Bolzano

**Property ID: IT264923116**



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

**PURCHASE PRICE: 1.200.000 EUR • LIVING SPACE: ca. 225 m<sup>2</sup> • ROOMS: 5**

**Property ID: IT264923116 - 39100 Bolzano**

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

Property ID: IT264923116 - 39100 Bolzano

## At a glance

Property ID	IT264923116	Purchase Price	1.200.000 EUR
Living Space	ca. 225 m <sup>2</sup>	Type	Penthouse
Floor	4	Commission	Subject to commission
Rooms	5	Total Space	ca. 305 m <sup>2</sup>
Bedrooms	4	Equipment	Terrace
Bathrooms	3		
Year of construction	1904		

Property ID: IT264923116 - 39100 Bolzano

## Energy Data

Type of heating	Single-storey heating system	Energy Certificate	Energy demand certificate
Energy Source	Gas	Final Energy Demand	200.00 kWh/m <sup>2</sup> a
Energy certificate valid until	21.05.2030	Energy efficiency class	G
Power Source	Gas	Year of construction according to energy certificate	1994

Property ID: IT264923116 - 39100 Bolzano

## The property



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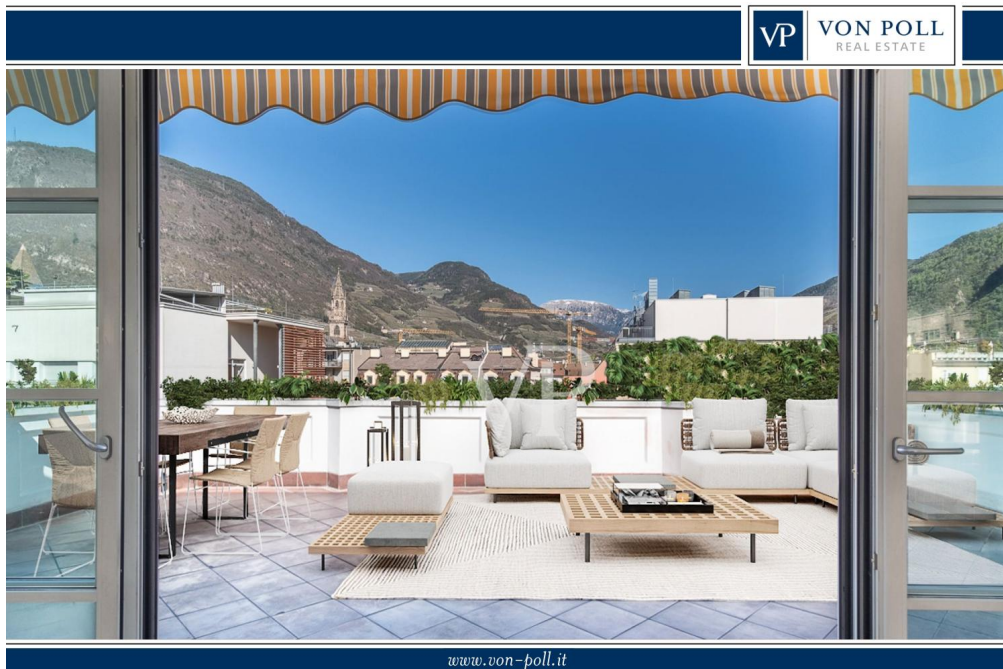
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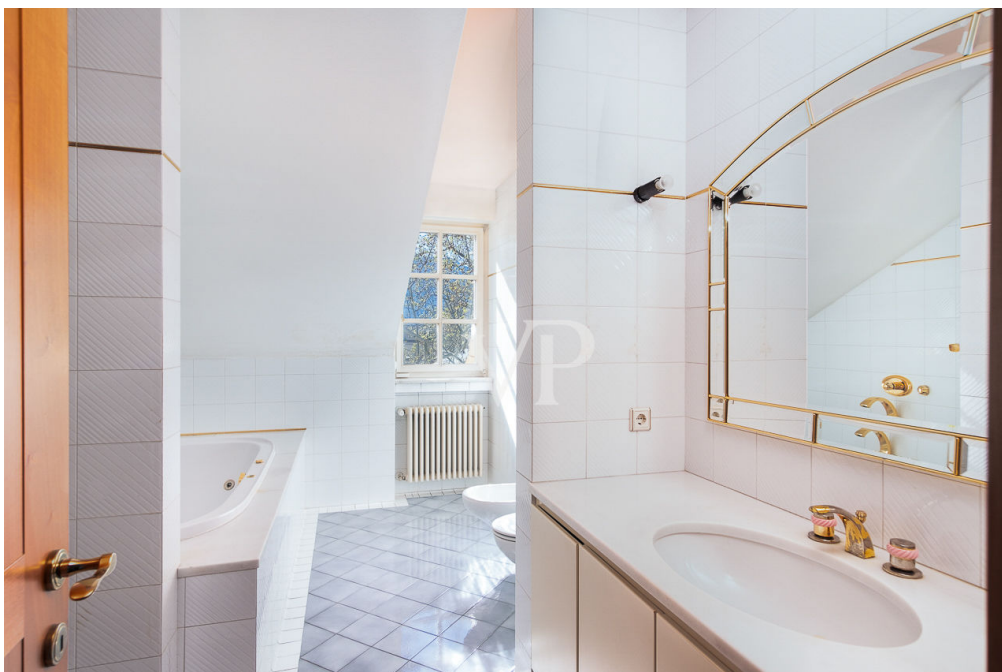
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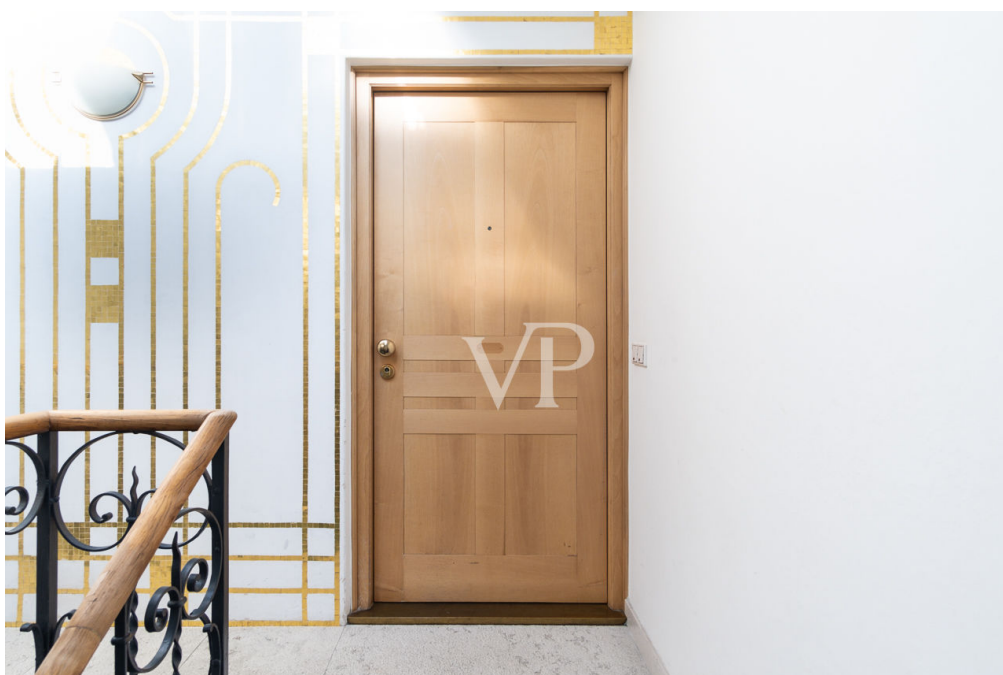
Property ID: IT264923116 - 39100 Bolzano

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**Property ID: IT264923116 - 39100 Bolzano**

## **A first impression**

### **In the Heart of Bolzano**

**This impressive penthouse is located in a distinguished period building from the late 19th century, constructed in Neo-Renaissance style with a richly decorated façade. The property stands in the area known as the "New Town," a district designed by German architect Sebastian Altmann.**

**The apartment was created in 1994 through the high-quality conversion of the attic floor. A range of premium features enhances the living experience, including independent heating, a wood-burning fireplace, a traditional tiled stove, fine parquet and natural stone floors, elegantly designed bathrooms, electric shutters, a security system, and a lift with direct access to the apartment.**

**A stylish entrance hall opens into a bright winter garden, which serves as the central link between the two separate living areas and the spacious terrace of approximately 60 m<sup>2</sup>. From here, one enjoys a stunning view of the majestic bell tower of the cathedral and the surrounding mountains.**

**Facing east, the living area comprises a spacious lounge with large windows and a marble fireplace, a wood-paneled dining room, a fully equipped kitchen with pantry, and a guest WC.**

**The west-facing sleeping quarters, partially under the eaves, include a master bedroom with walk-in wardrobe, a windowed bathroom with both bathtub and shower, three single bedrooms, a utility/laundry room, and a second bathroom. Natural light enters through charming dormer windows overlooking the lush crowns of century-old plane trees, creating a particularly atmospheric setting.**

**Hallways and transitional spaces connect the various rooms in a thoughtful layout. The basement level offers three cellar rooms, while the inner courtyard provides parking for bicycles. A garage in the vicinity is available for separate purchase.**

**The property is registered in the land registry as two separate units, offering the potential for division into two independent apartments. For detailed plans – whether splitting into two units or exploring other layout options – our team of professionals is available to provide expert advice.**

**Property ID: IT264923116 - 39100 Bolzano**

## **Details of amenities**

**Independent heating system**

**Wood-burning fireplace**

**Traditional tiled stove**

**Air conditioning (fresh air circulation in the living area)**

**Intrusion alarm system**

**Video intercom system**

**Electric shutters**

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## **All about the location**

### **Bolzano – Where Alpine Beauty Meets Mediterranean Charm**

**Bolzano, the captivating capital of South Tyrol, lies at an altitude of around 250 meters in a sheltered Alpine valley. Surrounded by rolling vineyards, majestic mountain peaks, and crisscrossed by rivers and streams, the city offers a unique natural setting.**

**Its roots date back to the 12th century, with the creation of the Via dei Portici (Laubengasse) around 1170 marking the beginning of Bolzano's rise as a key trading hub. From the Middle Ages onward, Bolzano flourished as a vital crossroads between North and South – a vibrant marketplace where merchants and craftsmen from across Europe came together.**

**This rich history is still evident today in the city's urban landscape. Architectural styles from various eras coexist harmoniously, reflecting a dynamic and multifaceted past.**

**Bolzano is now considered one of the most beautiful and livable cities in Italy. It is a place where northern precision meets southern ease, where Alpine traditions blend seamlessly with Mediterranean flair – creating a lifestyle that is both refined and relaxed.**

**Modern yet deeply rooted in its heritage, lively yet serene, Bolzano is home to approximately 107,000 residents from the region's three official language groups: German, Italian, and Ladin.**

**In 2021, Bolzano became the first city in Italy to receive the prestigious "Climate Municipality Gold" certification – the highest European recognition for municipalities committed to climate protection and sustainable development.**

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## 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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