

**Bolzano**

## Elegant and spacious three-bedroom apartment in elegant setting

**Property ID: IT264153130**

IN THE BEST LOCATION FOR YOU



**PURCHASE PRICE: 890.000 EUR • LIVING SPACE: ca. 118,51 m<sup>2</sup> • ROOMS: 4**

**Property ID: IT264153130 - 39100 Bolzano**

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## At a glance

|                      |                           |
|----------------------|---------------------------|
| Property ID          | IT264153130               |
| Living Space         | ca. 118,51 m <sup>2</sup> |
| Floor                | 2                         |
| Rooms                | 4                         |
| Bedrooms             | 2                         |
| Bathrooms            | 2                         |
| Year of construction | 1972                      |
| Type of parking      | 1 x Garage                |

|                |                        |
|----------------|------------------------|
| Purchase Price | 890.000 EUR            |
| Type           | Apartment              |
| Commission     | Subject to commission  |
| Total Space    | ca. 160 m <sup>2</sup> |
| Equipment      | Balcony                |

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## Energy Data

|                                |                 |
|--------------------------------|-----------------|
| Type of heating                | Central heating |
| Energy Source                  | Gas             |
| Energy certificate valid until | 10.11.2035      |
| Power Source                   | Gas             |

|                                                      |                           |
|------------------------------------------------------|---------------------------|
| Energy Certificate                                   | Energy demand certificate |
| Final Energy Demand                                  | 80.21 kWh/m²a             |
| Energy efficiency class                              | E                         |
| Year of construction according to energy certificate | 1972                      |

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VON POLL  
REAL ESTATE



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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

In an elegant, upscale setting, we are offering for sale this splendid, spacious five-room apartment. The property is located on the second floor (accessible by elevator) and faces three directions. The interior layout includes: a spacious entryway, a generous living room with dining area and access to a south-facing balcony, a large eat-in kitchen, two double bedrooms with balconies (one of which is a master bedroom with an en suite bathroom), a walk-in closet, and a guest bathroom. The unit is equipped with central heating via radiators. The building features a well-maintained communal garden and is located in a highly prestigious residential area with excellent amenities. An ideal choice for those seeking spacious living, comfort, and privacy in an elegant and peaceful setting. This exclusive property also includes a storage room and a garage space, both included in the price. An additional garage space is available for 65,000 euros.

**Exposure: South/East/North**

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## All about the location

The property is located on Fago Street in the heart of Bolzano's Gries district. All services are easily and quickly accessible. Numerous schools, kindergartens, and the historic center, with all the typical stores and restaurants, can be reached within minutes. The verdant Talvera promenades are approx. 500 m away. Bike paths and a bus stop are in the immediate vicinity.

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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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