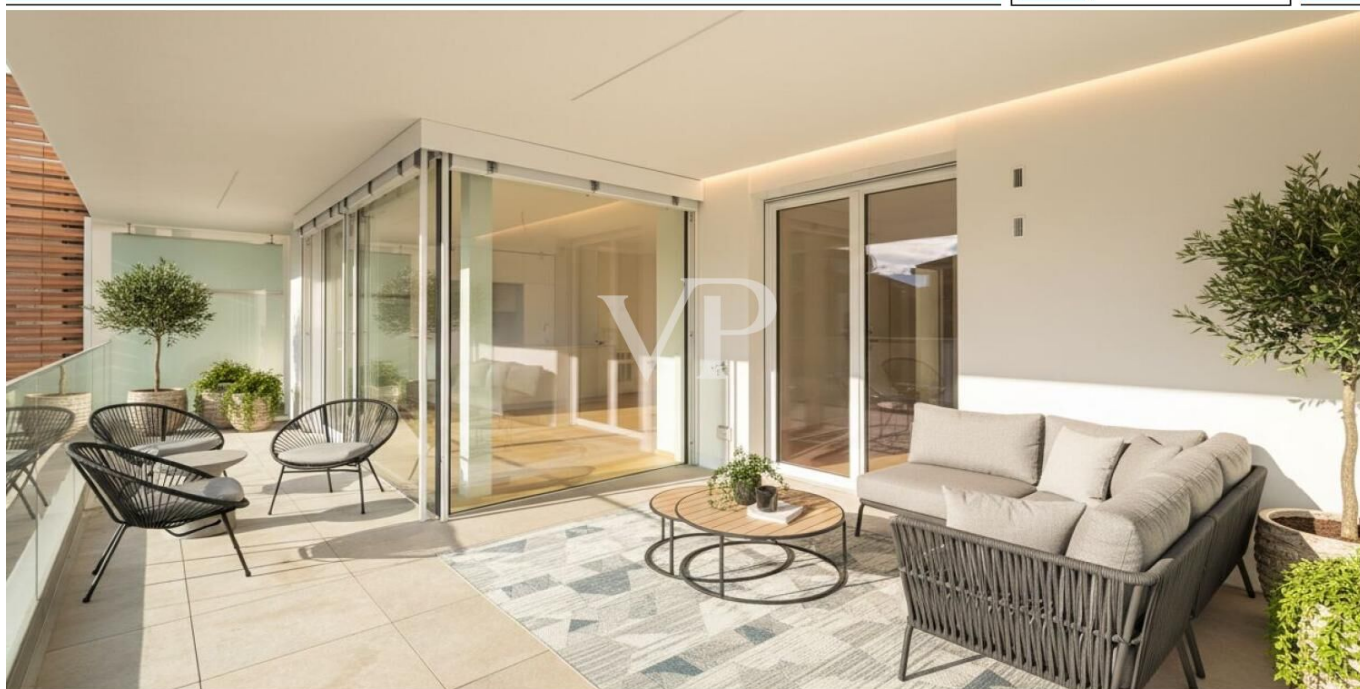


Bolzano

ZARA ELEVEN: Elegant Newly Built Four Bedroom Apartment with Terrace and Garage

Property ID: IT264153171



www.von-poll.it

PURCHASE PRICE: 0 EUR • LIVING SPACE: ca. 88,9 m² • ROOMS: 4

Property ID: IT264153171 - 39100 Bolzano

- **At a glance**
- **The property**
- **Energy Data**
- **Floor plans**
- **A first impression**
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Property ID: IT264153171 - 39100 Bolzano

At a glance

Property ID	IT264153171
Living Space	ca. 88,9 m ²
Floor	3
Rooms	4
Bedrooms	3
Bathrooms	2
Year of construction	2024

Purchase Price	On request
Type	Apartment
Commission	subject to commission
Total Space	ca. 132 m ²

Property ID: IT264153171 - 39100 Bolzano

Energy Data

Type of heating	Underfloor heating
Energy Source	Air-to-water heat pump
Energy certificate valid until	16.11.2034
Power Source	Air-to-water heat pump

Energy Certificate	Energy demand certificate
Final Energy Demand	76.04 kWh/m²a
Energy efficiency class	A
Year of construction according to energy certificate	2024

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The property



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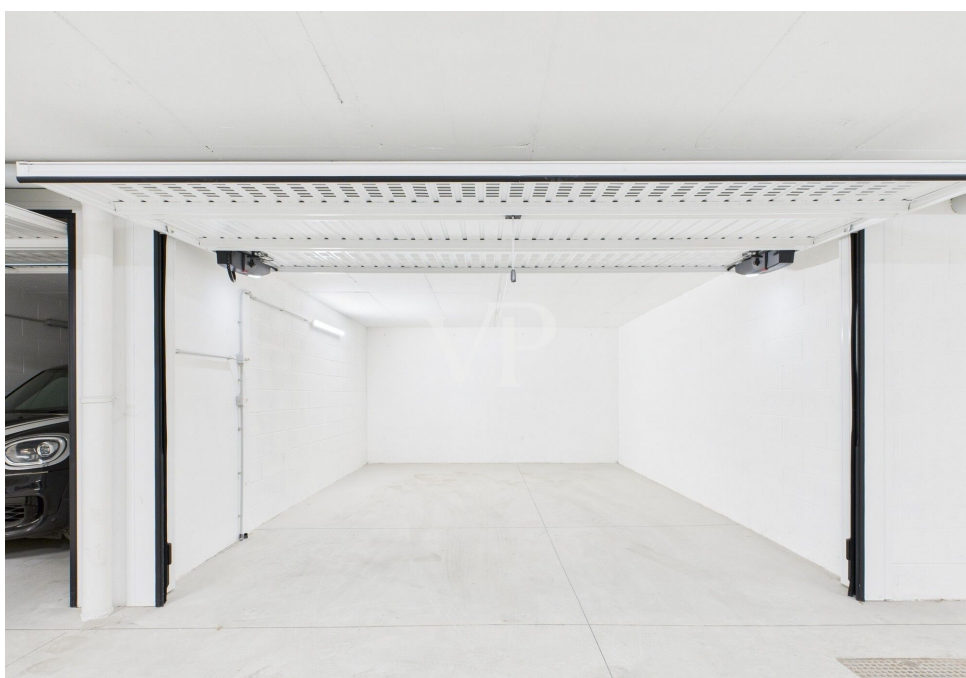
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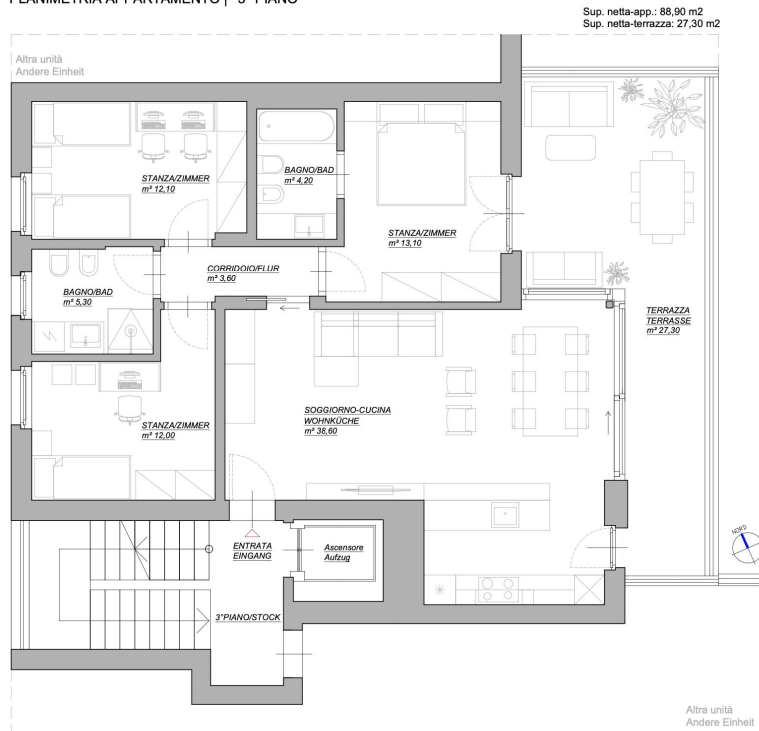
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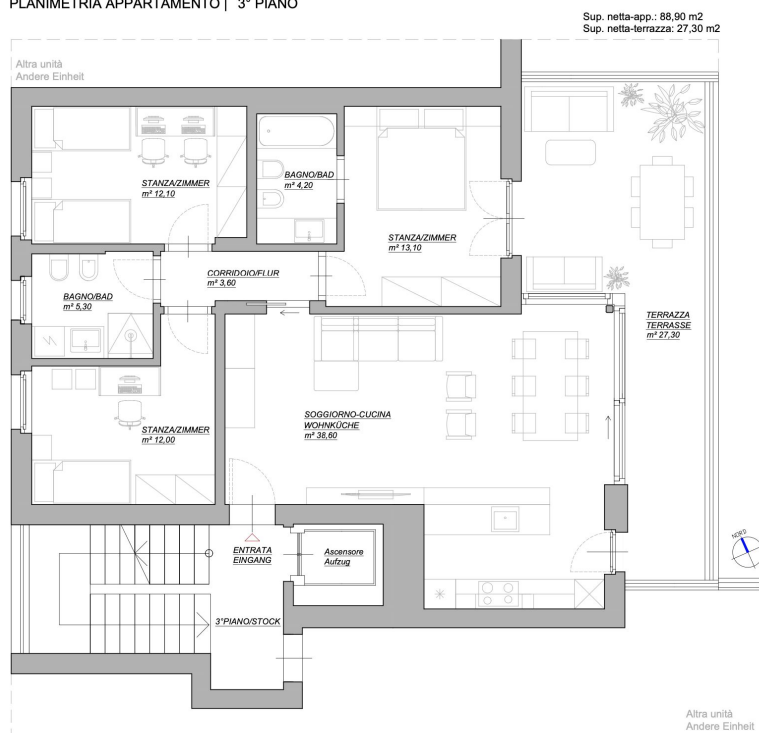
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Floor plans

PLANIMETRIA APPARTAMENTO | 3° PIANO



PLANIMETRIA APPARTAMENTO | 3° PIANO



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

ZARA ELEVEN: Exclusive sale offers an elegant four-room apartment with terrace and garage

This apartment is part of Zara Eleven, a newly constructed building designed according to the latest CasaClima A Nature standard, with innovative architecture and environments designed with attention to comfort, sustainability and attention to detail. The unit is distinguished by fine materials and finishes, and is delivered complete with kitchen.

It is located on the third floor (penultimate) and offers three bedrooms, living room and kitchen in open space, two bathrooms, large terrace and basement. A 26-square-meter double garage is available at an extra price.

The living area includes:

- Open-plan living room and kitchen, connected to the large livable terrace
- High-standard kitchen furniture, with high-end appliances (Miele and Bora)

The sleeping area includes:

- Master bedroom with private bathroom and access to the terrace
- Two double bedrooms
- Main bathroom, large and windowed

All the main floors are in fine wood, while the bathrooms, complete with custom fixtures and fittings, are finished in high-quality tiles. The interior doors are Rubner, the armored entry pota is Gasperotti and the triple-glazed window frames are Wolf Fenster.

Double Garage: 26 sqm, in the basement, accessible by elevator, available at the price of 125 thousand Euro.

Location:

Located on Zara Street, a short walk from the historic center and Talvera Park, the city's green oasis, ideal for walks and moments of leisure and outdoor activities. The nearby bike path makes it easy to get around and enjoy outdoor sports. All major services such as restaurants, schools, pharmacies, and sports facilities are within easy walking distance.

Property ID: IT264153171 - 39100 Bolzano

Contact partner

For further information, please contact your contact person:

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