

**Bolzano - Südtirol [Trentino-Alto Adige]**

# Modern and bright two-bedroom apartment with terrace

**Property ID: IT264153235**



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**PURCHASE PRICE: 595.000 EUR • LIVING SPACE: ca. 73,5 m<sup>2</sup> • ROOMS: 3**

**Property ID: IT264153235 - 39100 Bolzano - Südtirol [Trentino-Alto Adige]**

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## At a glance

|                      |             |
|----------------------|-------------|
| Property ID          | IT264153235 |
| Living Space         | ca. 73,5 m² |
| Floor                | 3           |
| Rooms                | 3           |
| Bedrooms             | 2           |
| Bathrooms            | 2           |
| Year of construction | 2023        |

|                       |                       |
|-----------------------|-----------------------|
| Purchase Price        | 595.000 EUR           |
| Type                  | Apartment             |
| Commission            | Subject to commission |
| Total Space           | ca. 110 m²            |
| Condition of property | Shell                 |
| Equipment             | Balcony               |

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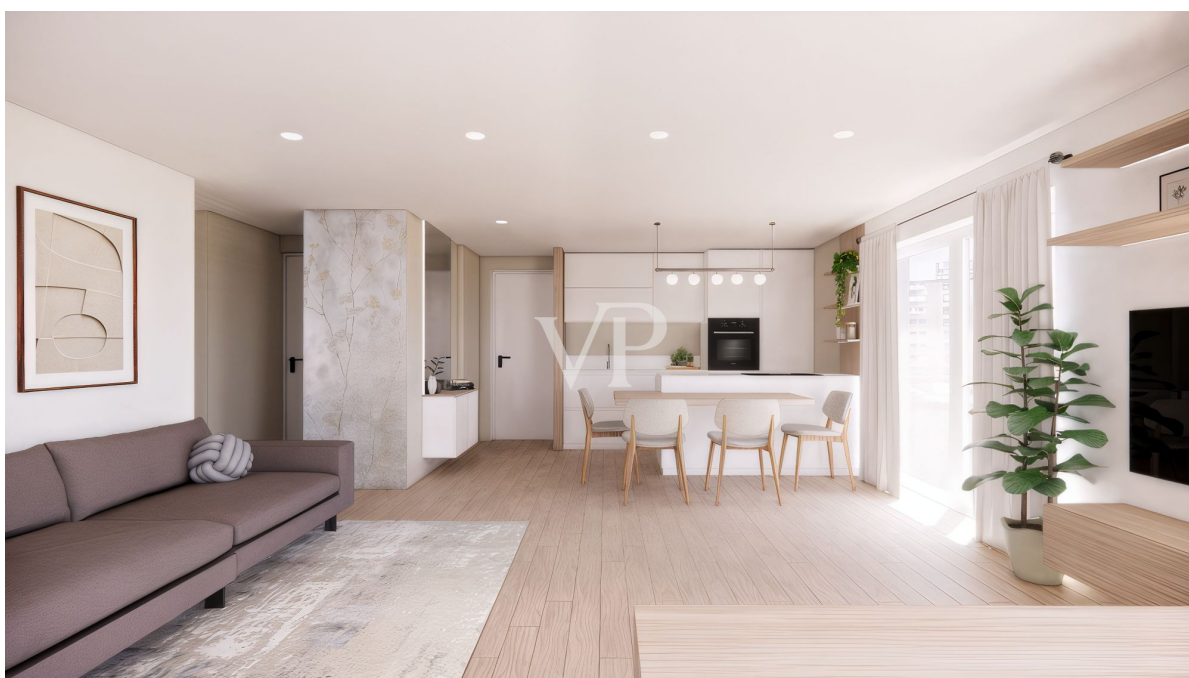
## Energy Data

|                                |                        |
|--------------------------------|------------------------|
| Type of heating                | Underfloor heating     |
| Energy Source                  | Air-to-water heat pump |
| Energy certificate valid until | 20.03.2034             |
| Power Source                   | Air-to-water heat pump |

|                         |                           |
|-------------------------|---------------------------|
| Energy Certificate      | Energy demand certificate |
| Final Energy Demand     | 20.00 kWh/m²a             |
| Energy efficiency class | A                         |

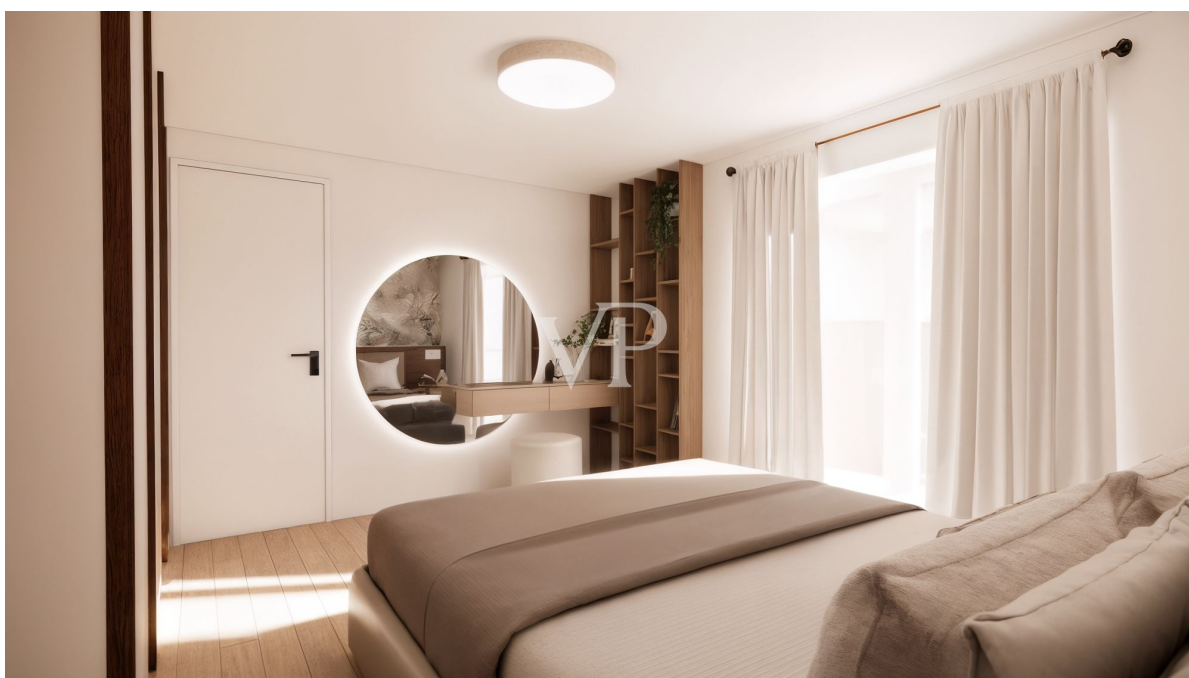
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## The property



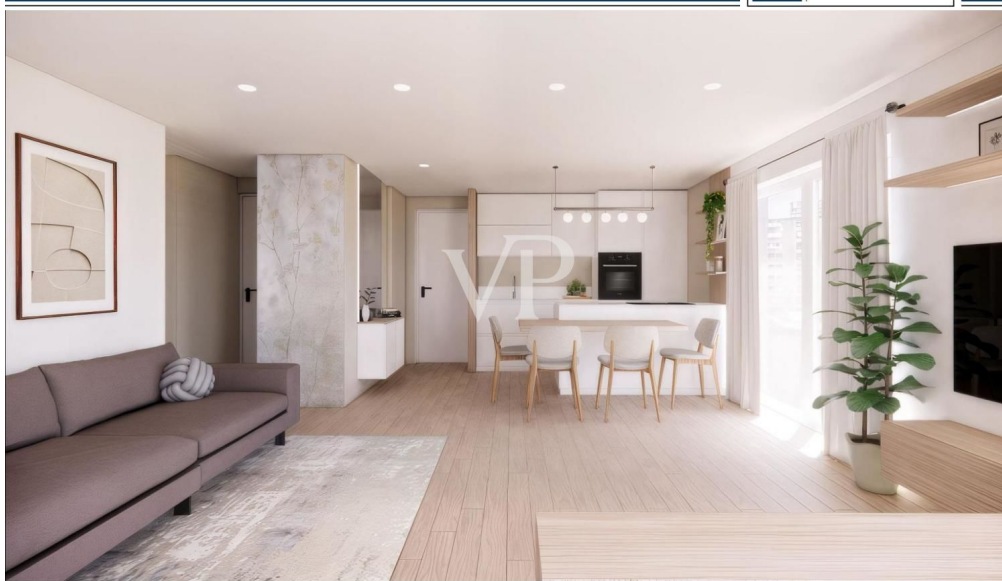
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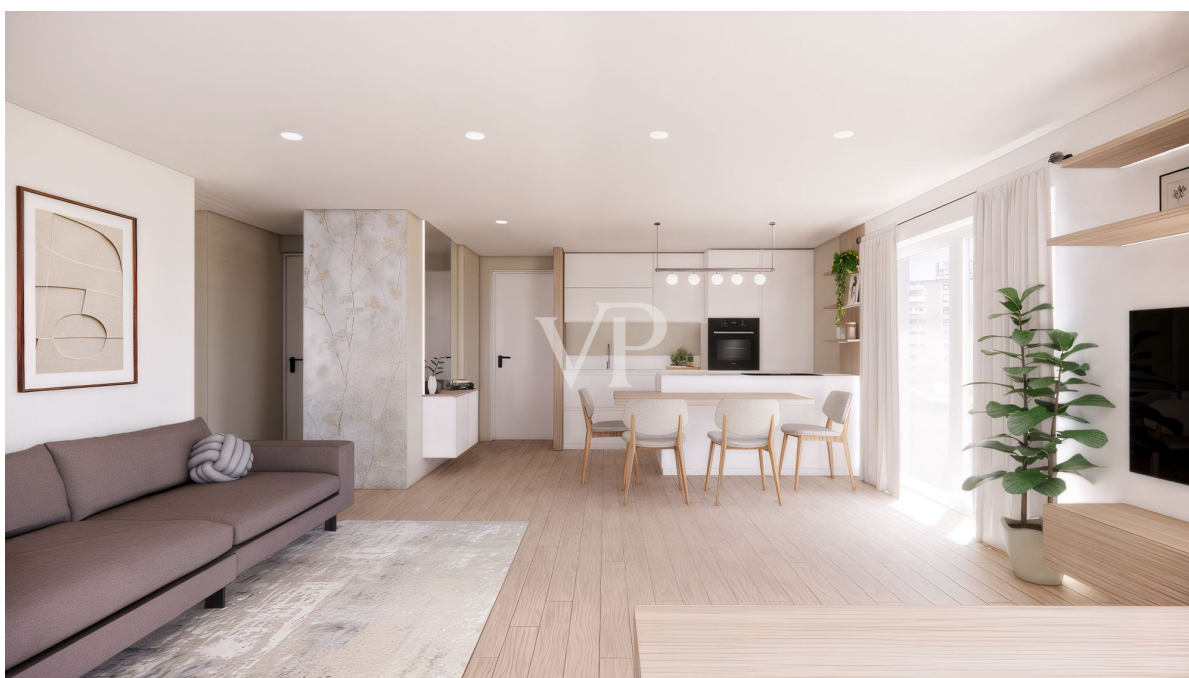
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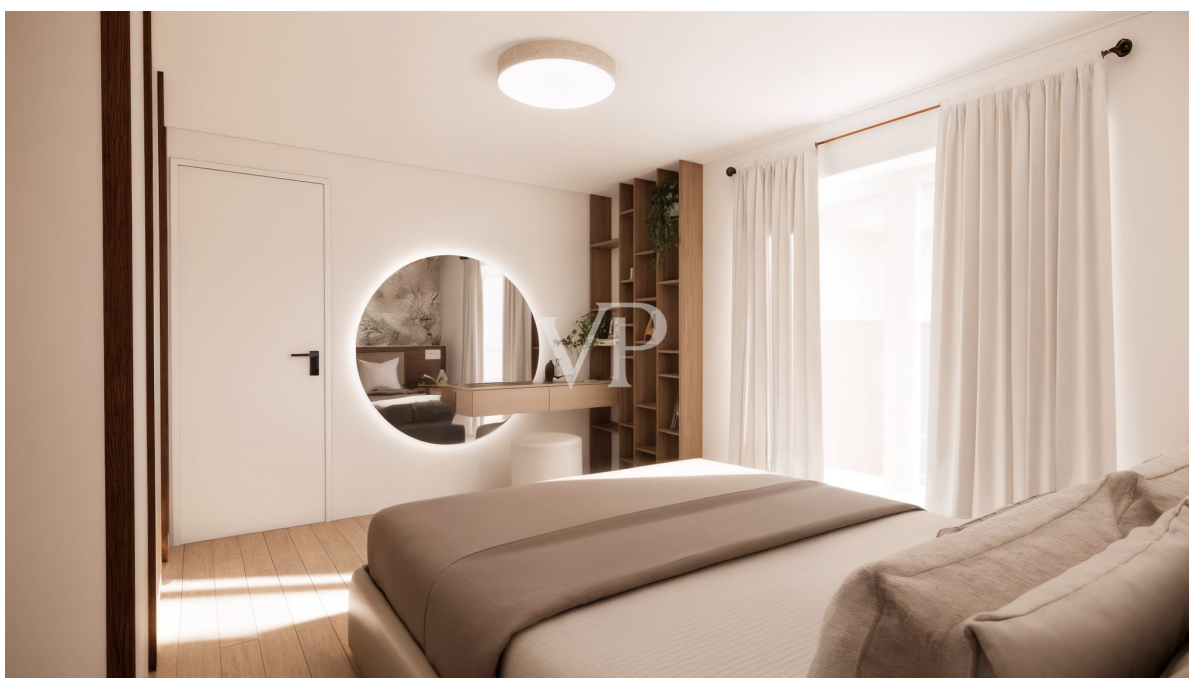
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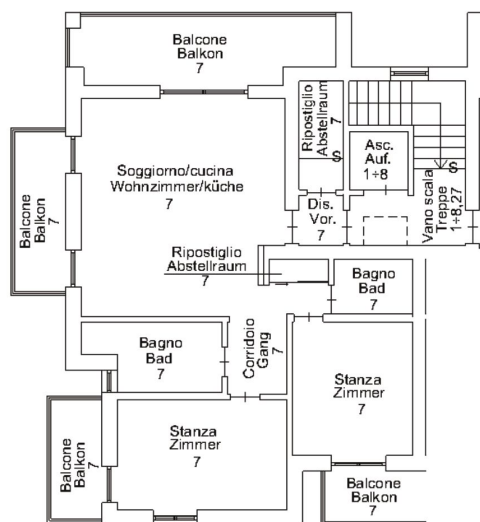
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## Floor plans



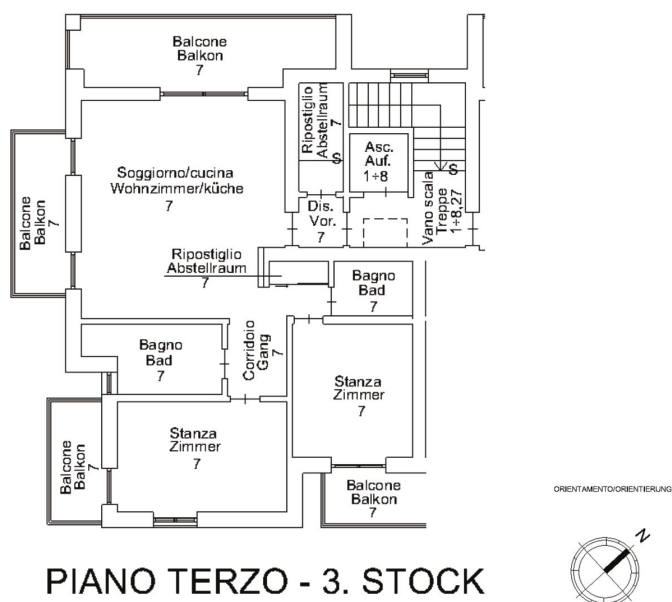


ORIENTAMENTO/ORIENTIERUNG



## PIANO TERZO - 3. STOCK





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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 and modern residential complex was built to the highest standard of Climate House "A", which means that it will also be rated for energy efficiency. The property is located on the third and top floor, and consists of: a comfortable entrance hall, a living-dining room "living" room with access to the terrace, a master bedroom with balcony, an additional bedroom, a master windowed bathroom, a service bathroom and a storage room. The object offers excellent natural light. The real estate unit is equipped with a central underfloor heating and cooling system that is operated independently with convenient individual control of room temperature, providing a special feel-good atmosphere in all rooms. The offer is completed by a cellar and an extra garage box Euro 40,000.00.

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## **Details of amenities**

**Underfloor heating**  
**Underfloor cooling**  
**Access for the disabled**  
**Climate House "A"**  
**Elevator**  
**Dehumidifier**

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## All about the location

The property is located on Park Street in Bolzano. The unique location of the property allows easy access to all kinds of services: supermarkets, restaurants, pharmacies and bus stops, which are located in the immediate vicinity. In addition, the property is just a few meters from the Twenty shopping center and the highway.

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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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