

Bolzano – Südtirol [Trentino-Alto Adige]

Bolzano, Via Max Valier: Wonderful four-room apartment with garden

Objektnummer: IT23492707



www.von-poll.it

KAUFPREIS: 880.000 EUR • WOHNFLÄCHE: ca. 120 m² • ZIMMER: 4

Objektnummer: IT23492707 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

- Auf einen Blick
- Die Immobilie
- Auf einen Blick: Energiedaten
- Grundrisse
- Ein erster Eindruck
- Ausstattung und Details
- Alles zum Standort
- Ansprechpartner

Objektnummer: IT23492707 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

Auf einen Blick

Objektnummer	IT23492707
Wohnfläche	ca. 120 m²
Bezugsfrei ab	nach Vereinbarung
Zimmer	4
Schlafzimmer	3
Badezimmer	3

Kaufpreis	880.000 EUR
Wohnung	Etagenwohnung
Gesamtfläche	ca. 166 m²
Nutzfläche	ca. 0 m²
Ausstattung	Terrasse

Objektnummer: IT23492707 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

Auf einen Blick: Energiedaten

Heizungsart	Zentralheizung
Wesentlicher Energieträger	Gas
Energieausweis gültig bis	01.09.2033

Energieausweis	BEDARF
Endenergiebedarf	30.00 kWh/m²a
Energie-Effizienzklasse	C

Objektnummer: IT23492707 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

Die Immobilie



Objektnummer: IT23492707 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

Die Immobilie



Objektnummer: IT23492707 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

Die Immobilie



Objektnummer: IT23492707 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

Die Immobilie



Objektnummer: IT23492707 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

Die Immobilie



Objektnummer: IT23492707 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

Die Immobilie



Objektnummer: IT23492707 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

Die Immobilie



Objektnummer: IT23492707 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

Die Immobilie



Objektnummer: IT23492707 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

Die Immobilie



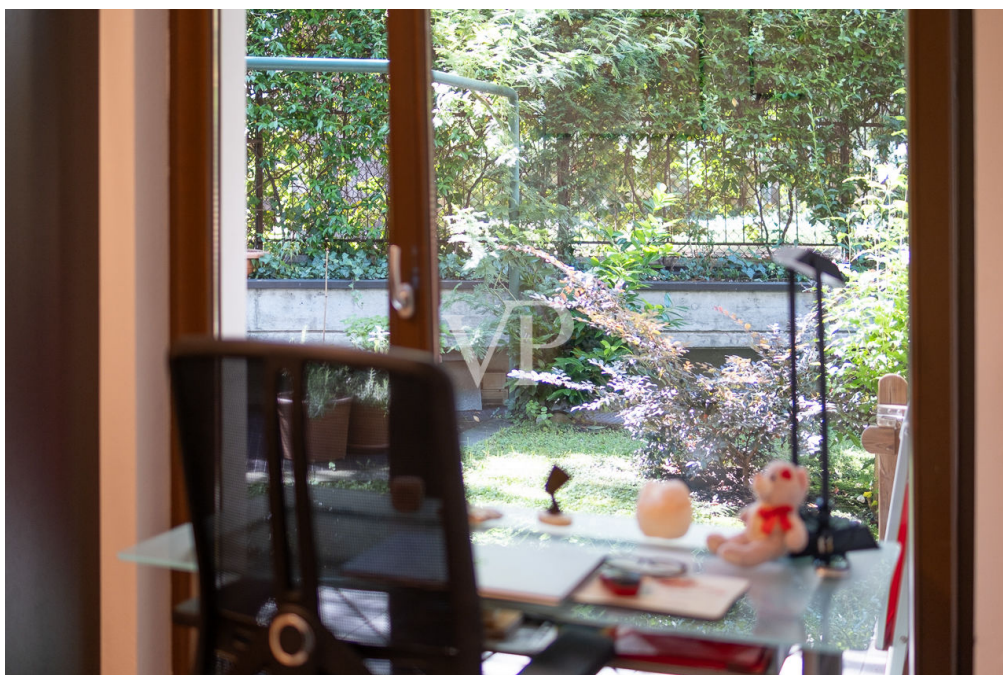
Objektnummer: IT23492707 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

Die Immobilie



Objektnummer: IT23492707 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

Die Immobilie



Objektnummer: IT23492707 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

Die Immobilie



Objektnummer: IT23492707 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

Die Immobilie



Objektnummer: IT23492707 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

Die Immobilie



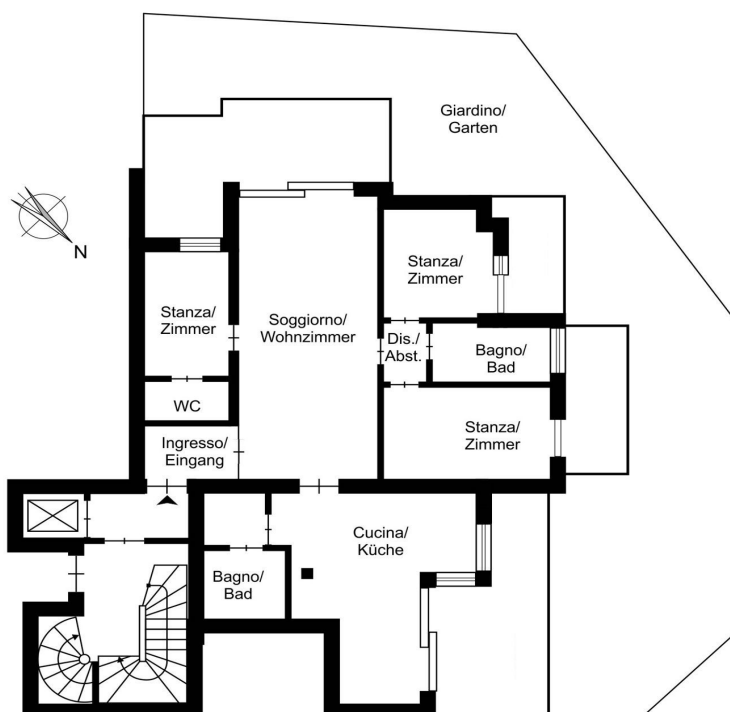
Objektnummer: IT23492707 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

Die Immobilie



Objektnummer: IT23492707 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

Grundrisse



Dieser Grundriss ist nicht maßstabsgetreu. Die Unterlagen wurden uns vom Auftraggeber zur Verfügung gestellt. Aus diesem Grund können wir nicht für die Richtigkeit der Angaben garantieren.

Objektnummer: IT23492707 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

Ein erster Eindruck

This prestigious residential complex was built in the highest standard of Climate House "C," which means it will also be rated for energy efficiency. The property is located in an interior and quiet area, and offers a high degree of privacy. An entrance door, gives access to this charming five-room apartment that is located on the ground floor with a garden of 220 sq. m. approx. The heart of the apartment is definitely the large living area with a view and direct access to the garden that allow the future owners to enjoy pure moments of relaxation or company for many months of the year, making a perfect continuity between the indoor and outdoor space. The sleeping area, on the other hand, consists of: a master bedroom with a walk-in closet and direct access to the garden, an additional double bedroom with direct access to the garden, a single bedroom with an en suite bathroom and direct access to the garden, a livable kitchen with direct access to the garden, a windowed master bathroom, and a service 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, indoor and outdoor alarm system and air-conditioning system. The offer is completed by two cellar rooms and two garage boxes. All reachable by stairs or elevator. Both garages are Extra at Euro 100,000.00 thousand. (The property is the result of a merger of two material portions, if desired it can be restored to its original state, so as to obtain a large three-room apartment (equal to a four-room apartment) and a studio apartment). A solution therefore unique and unrepeatable in Bolzano, for our most demanding clients. The property features fine finishes. Construction year 2003.

Objektnummer: IT23492707 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

Ausstattung und Details

Casaclima C

Elevator

Access for people with disabilities

Video intercom

Internal and external alarm system

Air conditioning system

Objektnummer: IT23492707 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

Alles zum Standort

The property is located on Max Valier Street in the heart of Bolzano's Gries district. The property unit is in close proximity to Victory Square, Gries Square, Corso della Libertà and the historic center of Bolzano. The area is well served by public transportation and bicycle path.

Objektnummer: IT23492707 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

Ansprechpartner

Weitere Informationen erhalten Sie über Ihren Ansprechpartner:

Christian Weissensteiner

Drususallee 265/Viale Druso 265 Bozen / Bolzano

E-Mail: bozen@von-poll.com

To Disclaimer of von Poll Immobilien GmbH

www.von-poll.com